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Final report

Ontario Waste Management Corporation

A provincial crown corporation

MOREHOUSE
Economic Planning Consultants

SITE ASSESSMENT
PHASE 4B:
ECONOMIC IMPACT

Prepared for
The Ontario Waste Management Corporation

Submitted By

Morehouse Economic Planning Consultants

October, 1987

MOREHOUSE
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October 27, 1987

Mr. James G. Micak
Ontario Waste Management Corporation
11th Floor
2 Bloor Street West
Toronto, Ontario
M4W 3E2

Dear Mr. Micak:

We are pleased to enclose our final report, Site Assessment Phase 4B: Economic Impact. It is a pleasure to be working with you on this very important project. We trust the report meets your requirements.

Sincerely,

SD Morehouse

Sidney D. Morehouse, Principal
Morehouse Economic Planning Consultants

SDM:lb:Encl.

cc: B. Sakauye, Environmental Planner, OWMC.

ECONOMIC IMPACT REPORT

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EXECUTIVE SUMMARY

PURPOSE

The OWMC Phase 4A Economic Impact Report compared the potential impacts of the siting of the OWMC industrial and hazardous waste treatment facility (OWMC facility) on a number of possible host communities.

The purpose of the Phase 4B Economic Impact Report is to describe the economy of the Niagara Region and West Lincoln Township and to evaluate the impact on the economy if the OWMC Industrial Waste Treatment Facility were to be located in West Lincoln Township and to identify ways of minimizing negative impacts and enhancing positive impacts. The economic impact is measured in terms of (1) employment, (2) business activity and (3) property value.

SCOPE AND METHOD

The proposed facility has the potential to create impacts on:

* the Regional Municipality of Niagara (also called Region of Niagara)

* West Lincoln Township

* Local Study Area (defined as the east one-half of the former Township of Gainsborough. It includes the Direct Impact Zone and the Indirect Impact Zone)

  i. Direct Impact Zone (defined as the area within which nuisance impacts, i.e. noise, dust, visual, may be significant)

  ii. Indirect Impact Zone (defined as that portion of the Local Study Area that is not in the Direct Impact Zone).

The geographic boundaries of these study areas are shown in Figures 2 and 3 in this report.

The economic bases of both the Region of Niagara and West Lincoln Township are described in computer models that present both historic and forecasted information. The models are designed for easy testing of the sensitivity of various factors through simulation.

The economic impact of the proposed facility is estimated by describing the economic characteristics of the facility, through an OWMC employment profile (both construction and operational) and local purchases of goods and services by OWMC. These characteristics are then superimposed on the economic base model to produce an Adjusted Economic Base. Comparison of this with the original Economic Base model demonstrates the expected impact of the proposed facility on local employment.

Business Activity is measured in a similar way, except that the employment profile is used as a base by application of an employment multiplier.

These economic models are based on a basic/non-basic classification of the economy. The Phase 4A report also uses a basic/non-basic approach to describe local economies. The classification is used to predict the impact of the proposed facility on Business Activity through an employment multiplier.

Comparable projects cannot be used to estimate employment and economic activity impacts because of the wide variation in economic base from one community to another.

Evaluation of property value however, was approached differently. A record of the property transactions in the Local Study Area since 1980 was assembled and property value levels and trends identified. Impacts on these values were estimated by analyzing reports and publications on the property value impacts experienced at other comparable projects. An estimate of the proportionate magnitude of property value impacts was distilled and applied to the level and trends of property values in the Direct Impact Zone surrounding the proposed OWMC facility.

PREMISES AND POSTULATES

Basic premises used in the analysis are:

1. The proposed facility consists of a physical/chemical plant, a solidification plant, a rotary kiln incinerator and an engineered landfill. The facility also includes a laboratory and administrative building.

2. The facility will operate at the 150,000 tonnes per year level. Expansion to a 300,000 tonnes per year capacity is treated through a sensitivity analysis.

3. It is recognized that purchasing from local sources will be encouraged if competitive in cost and service with sources outside the local community and Niagara Region.

Postulates are:

1. Net migration (commuters) will remain constant at 7% out-migration of the labour force for Niagara Region and 10% out-migration of the labour force for West Lincoln Township. This refers to the net of the number of people residing inside the community and working outside and the number of people living outside the community and working inside it. The social patterns of the general area are well-established and the historic patterns of net migration (commuters) has been stabled since 1971. No major change in this situation is indicated over the next twenty years by any known factor of change.

2. The relative proportion of the labour force in each Occupation category will remain constant at the 1981 profile. Although there is evidence to indicate that agricultural employment is likely to decline and service sector employment is likely to grow in relative importance, the conservative position of no change was deemed most appropriate for the purposes of this analysis.

3. Unemployment will remain at 5.3% of the labour force in Niagara Region and 6.5% in West Lincoln Township. Unemployment is the friction between employment available and labour force available. Some level of unemployment will always be present because of this friction. If unemployment becomes too high, people will tend to leave the area for locations where jobs are available. If unemployment is too low, workers tend to move in from other areas. Over the last ten years the equilibrium level of unemployment for the Region and the Township seems to approximate current levels.

4. Fifty percent of new jobs ultimately originate with unemployed people living in the Region, with the balance moving in from outside. New jobs tend to be filled by local people because of availability, employer preference, reluctance to move and Canada Employment Centre practices. Qualified people however, are often not immediately available locally and must be brought in. These counterbalancing factors, in the absence of information to indicate otherwise, are assumed to exactly balance at fifty/fifty.

5. Each new job filled through in-migration will create one new household, while locally-generated jobs will create no new households. A person moving into the area is almost certainly a new household, because of the existence of a physical move and the fact of employment. A job filled by a local resident is most likely to have a household already. Those instances of in-migration creating no new household is assumed to be exactly counteracted by household creation caused by employment of a local resident.

6. Forty percent of new jobs created in West Lincoln Township that are filled by non-residents will result in new households in West Lincoln Township, with the balance moving into other municipalities within the Niagara Region. This figure is based on analysis of historic trends in Statistics Canada data and no emerging trends in recent statistics indicate that this is likely to change.

MAIN FINDINGS

For the Region of Niagara, the presence of the proposed OWMC facility in West Lincoln Township wll have a positive, but marginal impact on employment and business activity. No negative impact on property values is anticipated, because the facility's impact will be buried in the size and complexity of factors that determine the real estate market in the Region. The impact on West Lincoln Township will be positive and measurable, but not at a level to significantly affect the economic character of the community. Property values in close proximity to the site identified as The Direct Impact Zone may be devalued by up to five percent in resale value for up to five years after construction begins (3-1/2 years after operation starts). Maximum devaluation in a worst-case scenario could be 15 percent. The price recovery period would remain unchanged assuming proper operation and no major incidents. This estimate does not consider the positive impact on property values arising from increased demand for local housing created by OWMC employment (direct, indirect, induced), because of the small increase in housing that is expected to result. No impact on property values along the access route (Regional Road 24 and Highway 20) but outside the Direct Impact Zone is anticipated because of small increase in traffic volume and no significant nuisance impacts.

CONCLUSIONS / RECOMMENDATIONS

Because the economic impact of the proposed facility in terms of employment and business activity is expected to be positive but negligible, no mitigation is recommended.

A property value protection program should be set up to compensate property owners within the Direct Impact Zone because of the anticipated decrease in property values.

The purpose of a monitoring program is to periodically measure the actual value of major factors in the analytical models. If actual results vary too widely from predicted values, conclusions and policies arising from that analysis should be reevaluated. Variables used in the economic impact analysis should be monitored annually until such time as potential impacts have disappeared or stabilized.

Property value changes should be monitored regularly to measure the magnitude and duration of any devaluation and to evaluate the geographic boundaries of the impact zone, with a view to expanding it if determined appropriate.

CHAPTER 1

1.0 INTRODUCTION

1.1 PURPOSE

After an Ontario-wide search for a site for its industrial waste management facility, the Ontario Waste Management Corporation (OWMC) has selected a preferred site, consisting of 124 hectares at the southwest corner of Schram Road and Highway 20 in West Lincoln Township in the Regional Municipality of Niagara. This selection is subject to approval under the Environmental Assessment Act. The facilities development process is depicted on Figure 1, with the current Phase 4B activities emphasized.

This report documents the economic impact studies carried out as part of Phase 4B of the OWMC facilities development process. Phase 4B involves detailed assessments of the preferred site and surrounding area based on several disciplines.

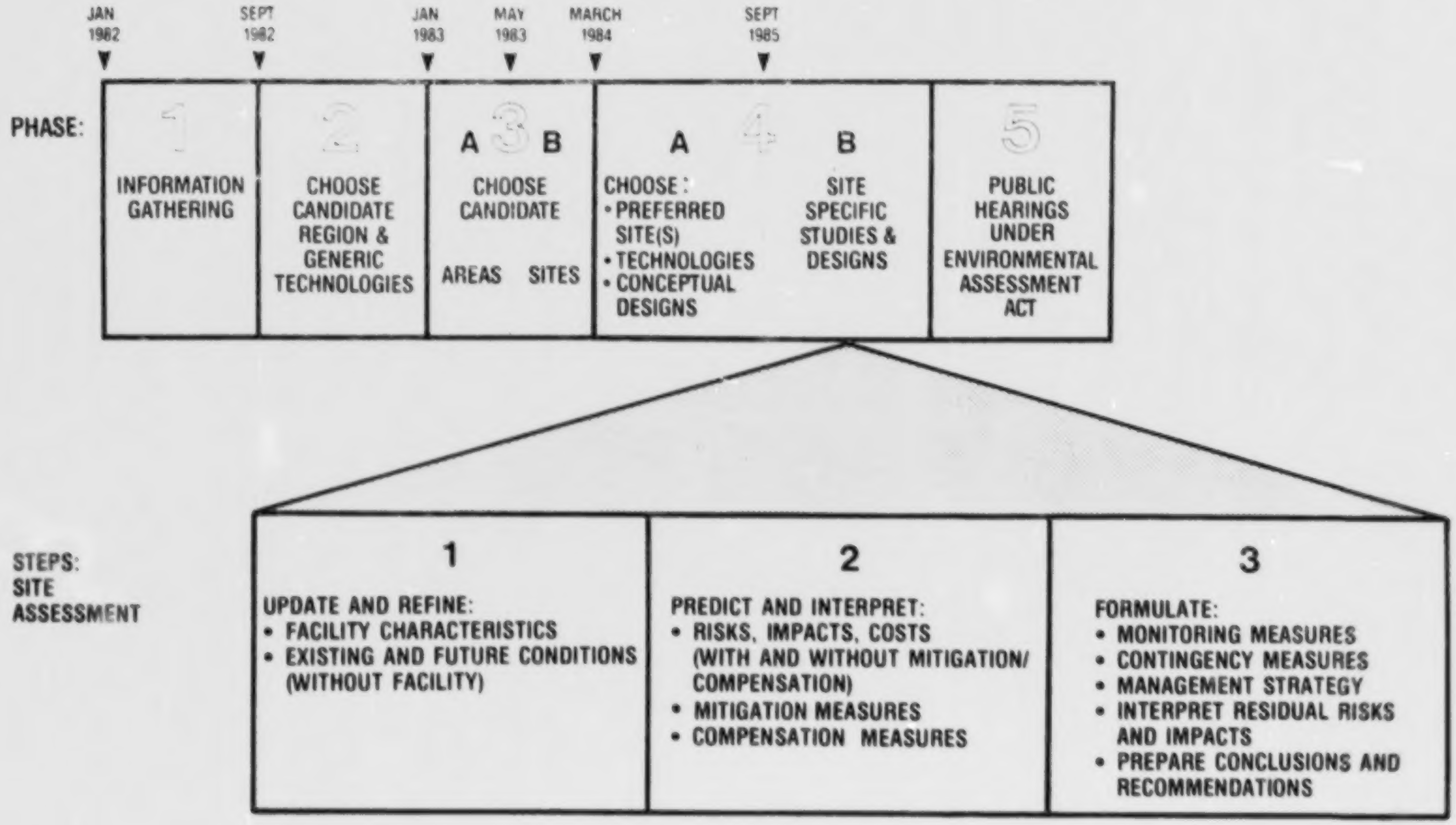
JAN 1982
SEPT 1982
JAN 1983
MAY 1983
MARCH 1984
SEPT 1985
PHASE:
1
INFORMATION GATHERING
2
CHOOSE CANDIDATE REGION & GENERIC TECHNOLOGIES
A 3 B
CHOOSE CANDIDATE
AREAS
SITES
A 4 B
CHOOSE:
• PREFERRED SITE(S)
• TECHNOLOGIES
• CONCEPTUAL DESIGNS
SITE SPECIFIC STUDIES & DESIGNS
5
PUBLIC HEARINGS UNDER ENVIRONMENTAL ASSESSMENT ACT
STEPS: SITE ASSESSMENT
1
UPDATE AND REFINE:
• FACILITY CHARACTERISTICS
• EXISTING AND FUTURE CONDITIONS (WITHOUT FACILITY)
2
PREDICT AND INTERPRET:
• RISKS, IMPACTS, COSTS (WITH AND WITHOUT MITIGATION/ COMPENSATION)
• MITIGATION MEASURES
• COMPENSATION MEASURES
3
FORMULATE:
• MONITORING MEASURES
• CONTINGENCY MEASURES
• MANAGEMENT STRATEGY
• INTERPRET RESIDUAL RISKS AND IMPACTS
• PREPARE CONCLUSIONS AND RECOMMENDATIONS

FIGURE 1
Facilities Development Process

The specific objectives of Phase 4B are to:

1. Verify the findings of Phase 4A for the preferred site.
2. Define the existing environmental conditions (baseline) of the preferred siting option.
3. Predict and assess potential risks and impacts that may be associated with the proposed facility design and operations.
4. Identify and develop appropriate mitigative measures to minimize the potential risks and impacts associated with the proposed facility design and operations.
5. Identify and develop monitoring programs that will be implemented to assess the effectiveness of the design and operations in minimizing risks and impacts.
6. Interpret residual impacts after mitigation.
7. Prepare documentation to meet the requirements of Ontario's Environmental Assessment Act.

For economic impact, the Phase 4B studies have focused on labour force, business activity and property value, both now and over the next twenty years.

Accordingly, this report:

* Documents the existing economic base for the
  - Regional Municipality of Niagara study area
  - Township of West Lincoln study area
  - Local study area (defined as the eastern one-half of the former Gainsborough Township).

* Considers the economic component of the Phase 4A site selection process in relation to the enhanced level of data and design refinements available for Phase 4B.

* Documents the impacts on the economic base of the area associated with construction, operation and decommissioning of the proposed facility, together with recommended mitigative measures and a monitoring program.

During the course of the Phase 4B work, Morehouse Economic Planning Consultants exchanged information and expertise with other consultants appointed by OWMC to carry out impact investigations. Table 1.1 summarizes the extent of the data input and output exchanged with other consultants. Specific instances where information provided by other consultants was used in this report are identified through footnotes. The overall integration of the results of the consultants' analyses is contained in Ontario Waste Management Corporation, Site Assessment: Environmental Assessment, 1987.

TABLE 1.1
Cross-References With Other Phase 4B Studies

STUDY	FIRM	RELATIONSHIP TO ECONOMIC IMPACT STUDY
Agriculture	Ecologistics Limited	• received data obtained from survey, interviews and site visits • received data on gross farm revenue and employment for on-site properties and within local Study Area • exchanged data on identity and location of businesses and other services • exchanged information on future scenarios • provided Ecologistics with information on property value impacts and opportunities for non-farm employment • exchanged information on property characteristics and demographic statistics.
Municipal Financial Impact	Future Urban Research (sub-consultant to Morehouse Economic Planning Consultants)	• provided input on municipal financial model structure and interpretation • provided information on housing, employment and population impacts from OWMC facility • provided property value impacts • received data on assessed values and equalization factors and trends in property assessment policies in area.
Social Impact	Institute of Environmental Research Inc. (I.E.R.)	• received data on interview results • exchanged information on future scenarios • exchanged information on property value impacts and perceived impacts • provided household and population projections • provided information on lot severences and building permit issuances.
Visual Impact	EDA Collaborative Inc.	• received mapping and evaluation of visual impact zones.

TABLE 1.1 (Cont'd)
Cross-References With Other Phase 4B Studies

STUDY	FIRM	RELATIONSHIP TO ECONOMIC IMPACT STUDY
Noise Impact	S.S. Wilson (sub-consultant to M.M. Dillon)	* received evaluation and mapping of noise impacts
Transportation	M.M.Dillon Ltd.	* received information on traffic impacts along access route including traffic noise * received information on transportation trips.
Engineering	Monenco Ltd.	* received facility characteristics information, site layout and service corridors * received information on direct employment and local purchasing.
Environmental Assessment	M.M.Dillon Ltd.	* received base mapping and mapping of Nuisance Impact Zone * M.M.Dillon provided overall co-ordination and direction on site assessment process.

1.2 ECONOMIC IMPACT

Economic impact assessment is the process of estimating the effect of a proposed development on the economic base of a community. The economic base is a monetary description of the production and consumption activities that occur in the community. Often only production or consumption is used as an estimate of the entire economy, depending on the purposes and nature of the proposed development.

On the production side, usual measures of economic activity are labour, material and capital. Production is defined as the value added to a product through economic activities within the community in question. The economic base of a community is therefore measured in jobs, sales volumes and profits. The economic impact of a proposed development on this economic base is also measured in jobs and sales (or purchase) volumes. These are then compared to the economic base to determine the development's relative economic impact with respect to that community. The economic impact of the development on another community would depend on the size and character of that community, which could be quite different.

Common ways of measuring a community's economic base are described in Appendix A. The basic/non-basic approach is chosen as the most appropriate for this study.

The purpose of the economic impact analysis is to predict the changes in labour force, business activity and property values caused by the OWMC facility on the Regional Municipality of Niagara and West Lincoln Township. The direct and indirect employment impact of the facility will affect the labour force sector of the economy. The induced employment impact of the facility will affect the business activity sector by causing a further growth in jobs as a result of local spending that flows from increased direct and indirect employment and purchasing by OWMC.

West Lincoln Township is a predominantly agricultural community with a large proportion of the labour force engaged in agriculture or agriculturally-oriented business activity.

The economy of the Region of Niagara is based on manufacturing, tourism and to a lesser extent on tender fruit production and processing.

The computerized economic models measure the level and trends in the economic base of both West Lincoln Township and the Region of Niagara for (1) labour force and (2) business activity.

The report describes the economic impact of the facility characteristics as established for the Phase 4B study for both the construction and operation phases. The economic impact, as measured in direct, indirect and induced employment and local purchasing dollars by the OWMC waste management facility for the construction and operating phases on West Lincoln Township and Niagara Region, is superimposed on the economic base of each jurisdiction to project economic development with the facility present.

1.3 PROPERTY VALUE

The property value analysis establishes the current situation with property values in the study area, project the trend of property values without considering the OWMC facility and estimates the impact on this trend with the facility in place and operating.

The level and trends in property values in West Lincoln Township are established by analyzing actual real estate transactions in the study area. This, plus forecasts of housing prices in Ontario and forecasts of economic growth in the Region are the bases for predicting future trends in housing prices in the study area without the presence of the OWMC facility.

Estimates of the impact of the facility on property value are generated through analysis of the literature (see Bibliography, Appendix J) that documents the extent, timing and duration of property value impacts for comparable facilities.

The real estate transactions in West Lincoln are also compared to real estate transactions that occurred in two comparison communities during the same period. The purpose of this comparison is to establish a yardstick against which to measure future changes in property values in the immediate community. This comparison will serve to distinguish changes in property value caused by factors in the general marketplace from changes caused by the presence of the OWMC Facility. The comparison will also reinforce historic trends in property values noted in the study area over the last seven and one-half years.

1.4 DECOMMISSIONING

The decommissioningrocess is expected to occur somewhat later than the twenty year time horizon provided for in the computer models. The objective of decommissioning is to leave the site in an environmentally safe condition consistent with the final use of the site. At this point the final use has not yet been identified. The ecomomic impact of decommissioning and post-closure therefore focuses on the removal of the OWMC facility from the economic base and ignores any potential economic benefits accruing from an alternate use of the site proper.

2.0 METHODOLOGY

2.1 GENERAL APPROACH

The Phase 4A Report[1] was directed toward comparing eight potential sites for the OWMC facility and ranking those sites in order of preference from an economic point of view. The Phase 4B analysis concentrates on measuring the economic impact of the facility at one preferred site.

There are a number of possible approaches to economic impact analysis. Several of the commonly-used ones are described in Appendix A. Because the OWMC facility is economically characterized by job creation supplemented by some local purchasing, the economic base approach is most appropriate modified to some extent by an element of the regional income approach. This is consistent with the approach used in Phase 4A[2] .

---

[1] Clayton Research Associates Ltd., Site Selection Process Phase 4A: Selection of A Preferred Site(s) Economic Base Analysis, Main Report, 1985.

[2] Ibid.

The economic base for the study is divided into four study areas,[1]

- Regional Municipality of Niagara study area (Fig.2)
- Township of West Lincoln study area (Fig.2)
- Local study area (defined as the East one-half of the former Gainsborough Township) (Fig.2)
- Direct Impact Zone (Fig.3).

The Regional Municipality of Niagara study area is defined as the area within the geographic boundaries of the Regional Municipality of Niagara and is also referred to in this report as Niagara Region and Region of Niagara. The Township of West Lincoln study area is defined as the area within the geographic boundaries of the Township of West Lincoln and is also referred to in this report as West Lincoln Township and West Lincoln. The Local Study Area is defined as the east one-half of the former Gainsborough Township[1]. The Direct Impact Zone is defined as the area around the preferred site within which nuisance impacts are significant[2]. The Direct Impact Zone boundary was determined by consultants' analyses of those properties that are affected by nuisance factors from the facility, such as noise, dust and visual impacts.

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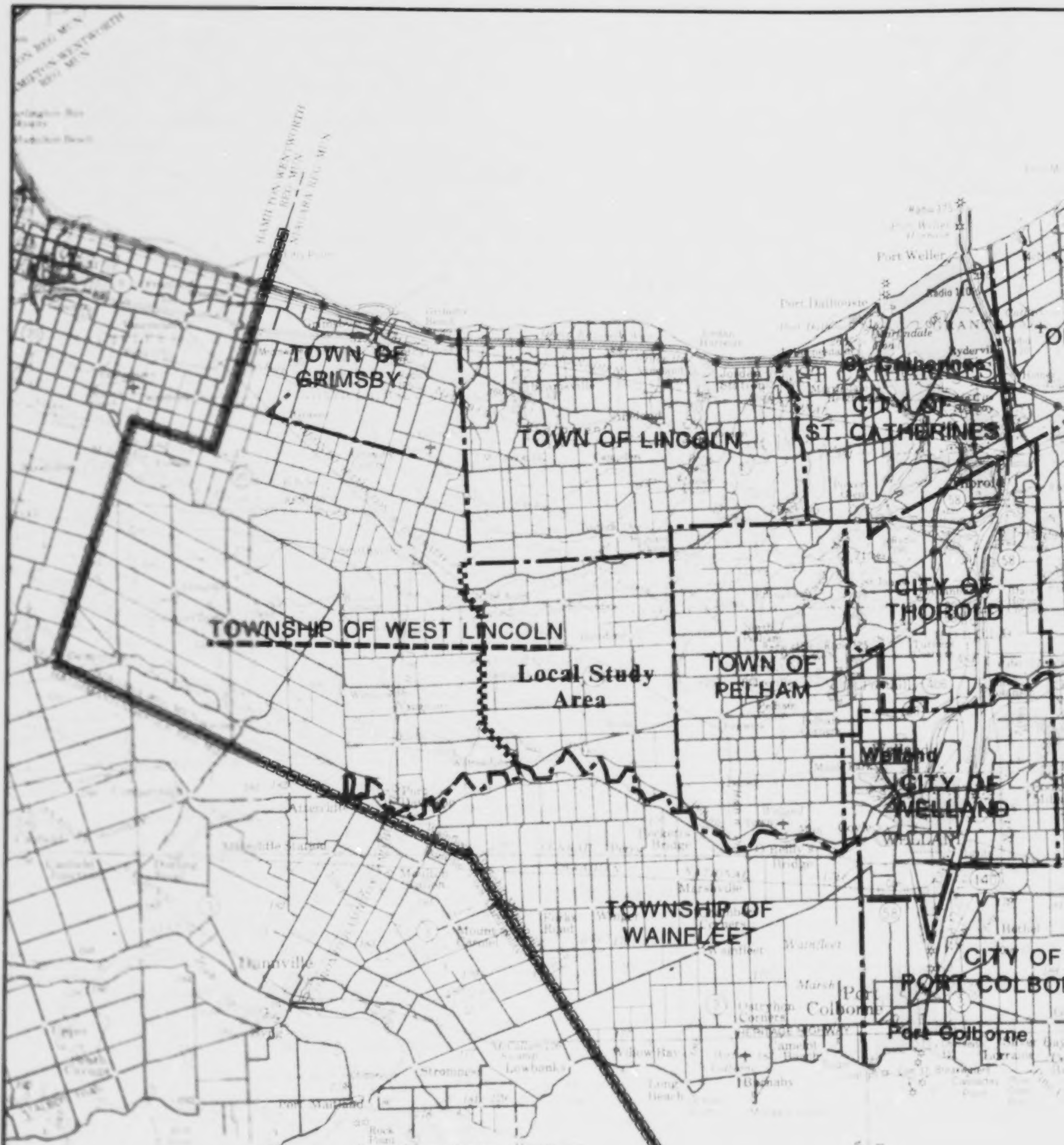
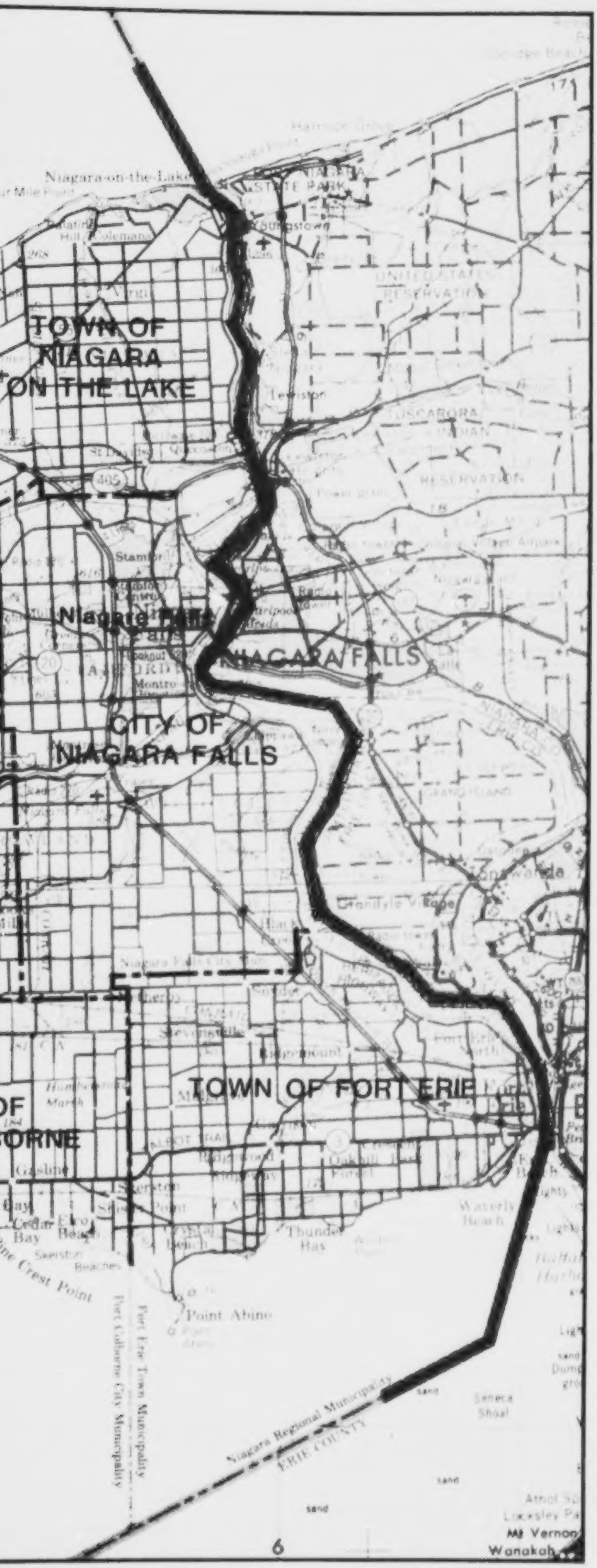
[1] The Study Area is described in more detail in Ontario Waste Management Corporation, Site Assessment: Environmental Assessment, Draft, 1987.

[2] Ibid.


HAMILTON-WENTWORTH REG MUN
NIAGARA REG MUN
TOWN OF GRIMSBY
TOWN OF LINCOLN
St. Catharines
CITY OF ST. CATHERINES
Port Weller
Port Dalhousie
Thorold
CITY OF THOROLD
TOWNSHIP OF WEST LINCOLN
Local Study Area
TOWN OF PELHAM
Welland
CITY OF WELLAND
Marshville
TOWNSHIP OF WAINFLEET
Wainfleet
CITY OF
PORT COLBO
Port Colborne
Dunnville
Lowbanks
Stromness
Port Maitland
Rock Point Provincial Park
Long Beach
Niagara Regional Municipality
Haldimand-Norfolk Regional Municipality
Port Colborne City Municipality
Wainfleet Township Municipality


Niagara-on-the-Lake
TOWN OF NIAGARA ON THE LAKE
NIAGARA STATE PARK
Youngstown
UNITED STATES RESERVATION
Lewiston
TUSCARORA INDIAN RESERVATION
Queenston
Stamford
Niagara Falls
NIAGARA FALLS
CITY OF NIAGARA FALLS
GRAND ISLAND
Tonawanda
Grandyle Village
Niagara Falls City Line
Stevensville
Ridgemount
TOWN OF FORT ERIE
Fort Erie
Fort Erie North
Oakhill Forest
Sherkston
Sherkston Beaches
Crystal Beach
Thunder Bay
Point Abino
Waverly Beach
Buffalo Harbor
Seneca Shoal
Niagara Regional Municipality
ERIE COUNTY
Fort Erie Town Municipality
Port Colborne City Municipality
Athol Springs
Locksley Park
Mt Vernon
Wanakah
sand

Ontario Waste Management Corporation

Consultant

MOREHOUSE
Economic Planning Consultants

Legend:

Local Study Area Boundary

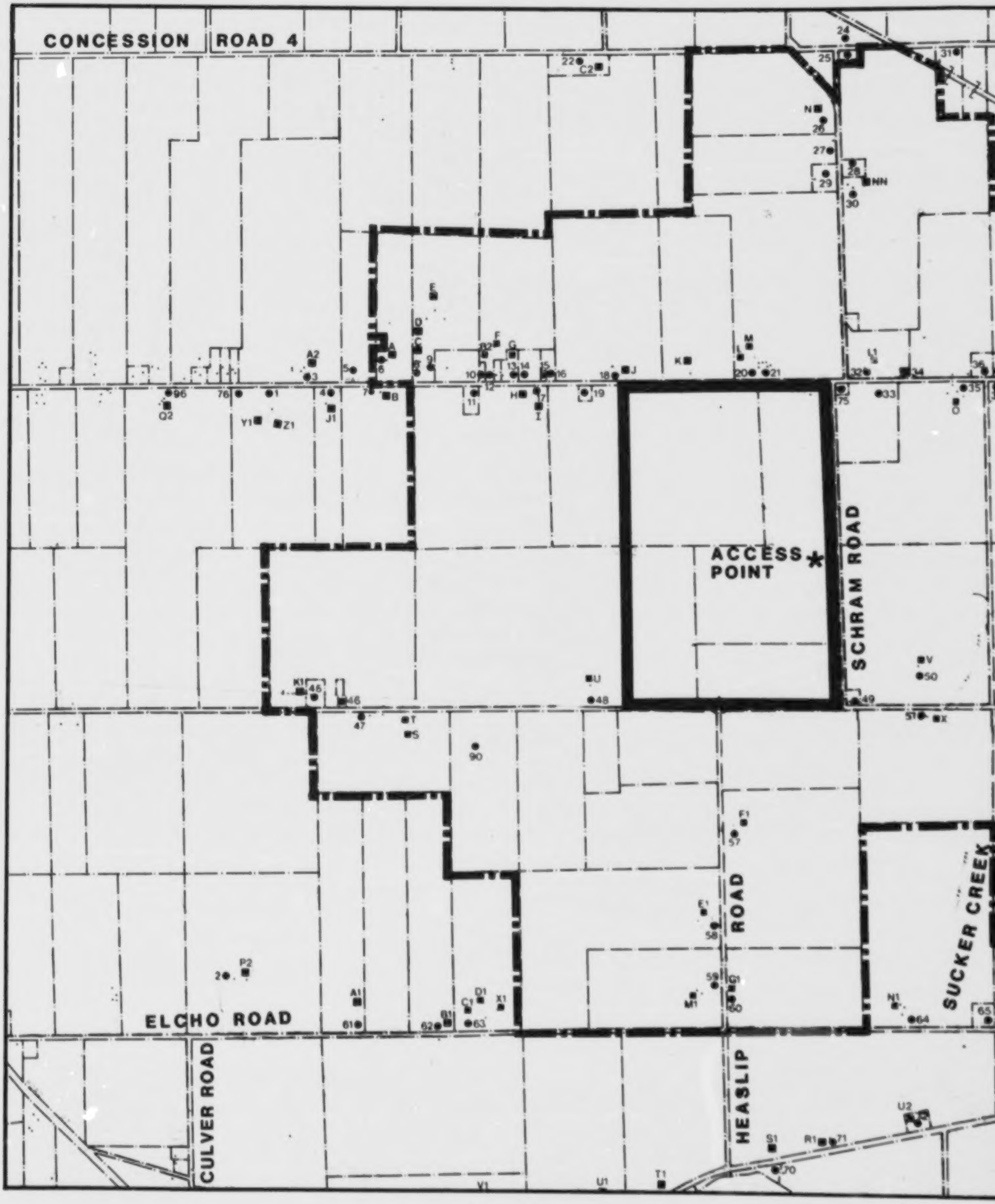
Regional Municipality Boundary

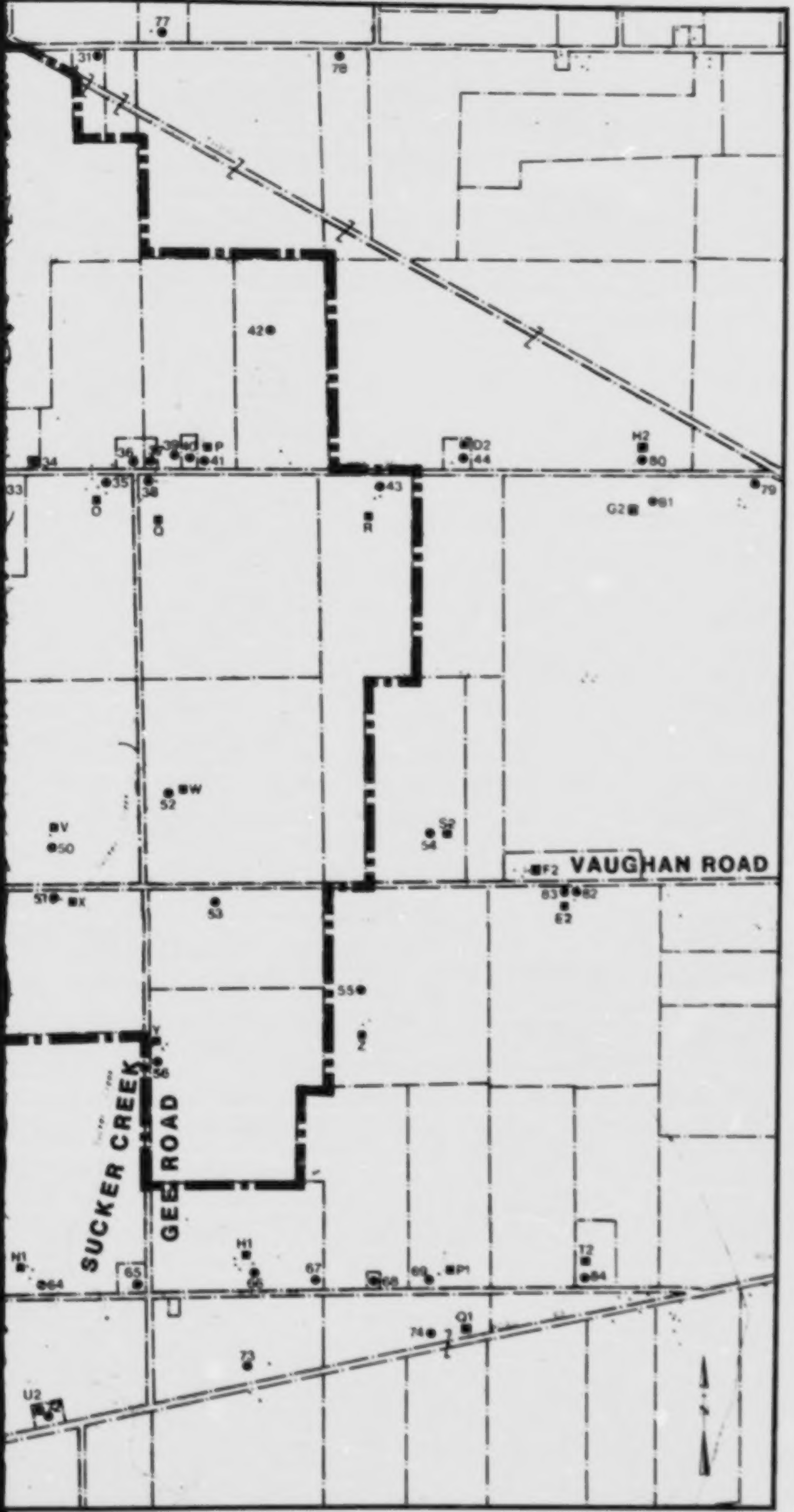
Area Municipality Boundary

0 5 10 mi
0 5 10 15 km
1:250 000

Location Map

FIGURE 2


CONCESSION ROAD 4
ACCESS POINT *
SCHRAM ROAD
ELCHO ROAD
CULVER ROAD
HEASLIP ROAD
SUCKER CREEK
A A1 A2 B B1 B2 C C1 C2 D D1 E E1 F F1 G G1 H I J J1 K K1 L L1 M M1 N N1 NN O P2 Q2 R1 S S1 T T1 U U1 U2 V V1 X X1 Y1 Z1
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 24 25 26 27 28 29 30 31 32 33 34 35 36 45 46 47 48 49 50 51 57 58 59 60 61 62 63 64 65 70 71 75 76 90 96



VAUGHAN ROAD
SUCKER CREEK
GEE ROAD
77
78
31
42
34
35
36
38
39
40
41
P
D2
44
H2
80
33
O
Q
43
R
G2
81
79
W
52
V
50
S2
54
F2
51
X
53
83
82
E2
55
Y
56
H1
N1
64
65
66
67
68
69
P1
T2
84
Q1
74
73
U2

OWMC Ontario Waste Management Corporation

Consultant:

MOREHOUSE
Economic Planning
Consultants

Legend:

▬·▬	**Direct Impact Zone**
● 36	**Residences**
■ M1	**Barns**

Scale 1:20,000

Metres
250 0 500 1000

DIRECT IMPACT ZONE

Figure 3

The location of the preferred site within the local community is shown in Figure 4.

The employment impact analysis, consisting of the labour force model and the business activity model, are concerned only with the first two levels, because the Local Study Area and the Direct Impact Zone create economic units that are smaller than the smallest geographic area for which Statistics Canada gathers information.

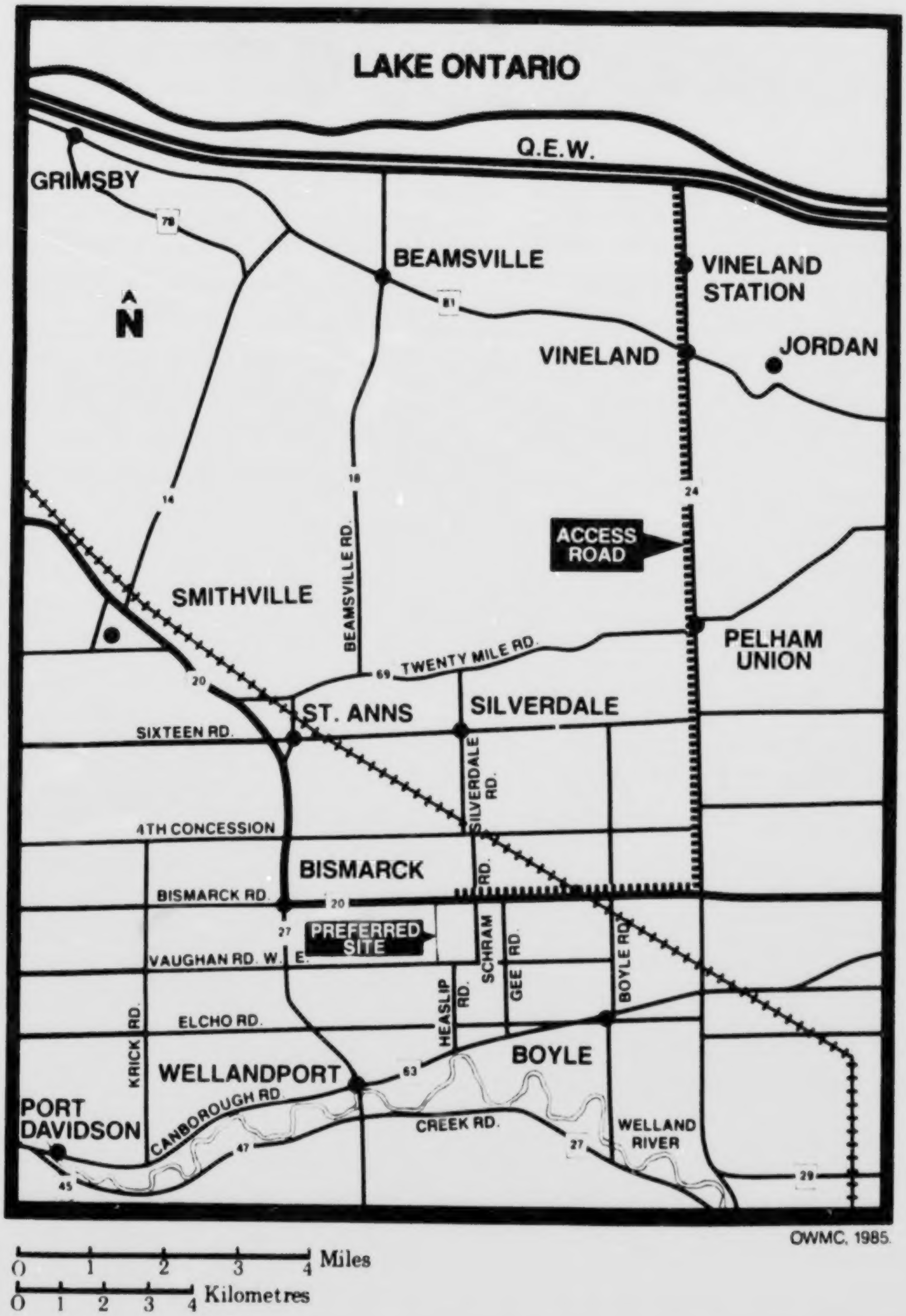
The property value analysis is concerned only with the Local Study Area and the Direct Impact Zone. Real property transactions in the Local Study Area create a picture of existing housing prices and recent trends. The Direct Impact Zone is the area where property values could be affected.

The methodology for establishing the economic base of Niagara Region and West Lincoln Township involved three basic steps:

* data gathering
* model construction
* economic base development.

The economic framework used to design the computer model consists of three sub-models:

Township of West Lincoln, Regional Municipality of Niagara. Local Detail.


LAKE ONTARIO
Q.E.W.
GRIMSBY
79
BEAMSVILLE
81
VINELAND STATION
VINELAND
JORDAN
N
14
18
BEAMSVILLE RD.
24
ACCESS ROAD
SMITHVILLE
PELHAM UNION
69
TWENTY MILE RD.
20
ST. ANNS
SILVERDALE
SIXTEEN RD.
SILVERDALE RD.
4TH CONCESSION
BISMARCK
BISMARCK RD.
20
27
PREFERRED SITE
VAUGHAN RD. W. E.
HEASLIP RD.
SCHRAM RD.
GEE RD.
BOYLE RD.
KRICK RD.
ELCHO RD.
BOYLE
WELLANDPORT
63
PORT DAVIDSON
CANBOROUGH RD.
CREEK RD.
47
45
27
WELLAND RIVER
29
0 1 2 3 4 Miles
0 1 2 3 4 Kilometres

OWMC, 1985.

OWMC Ontario Waste Management Corporation

Preferred Site
Figure 4

- labour force
- business activity
- property values.

The premises on which the study is based are:

- The proposed facility consists of a physical / chemical plant, a solidification plant, a rotary kiln incinerator and an engineered landfill. The facility also iand administrative building.

- The facility will operate at the 150,000 tonnes per year level. Expansion to a 300,000 tonnes per year capacity is treated through a sensitivity analysis.

- Employment and local purchasing information was provided by Monenco Limited and used without modification.

The labour force and business activity models are concerned with the Niagara Region and Township of West Lincoln levels, while the property value model is concerned with the Local Study Area and Direct Impact Zone.

The OWMC facility generates employment in three stages:

1. Direct employment created to operate the facility and defined as employees of OWMC

2. Indirect employment created to provide services to the facility and defined as employees of suppliers to OWMC hired specifically to provide services to OWMC (classed as basic employment)

3. Induced employment created by increased spending in the community as a result of employment (direct and indirect) and local purchasing by the facility.

Direct and indirect employment is classified as basic employment. Estimates of these levels were provided by Monenco Limited[1]. Induced employment is generated by applying an employment multiplier to the direct and indirect employment estimates. The structure of the economic model is described in more detail in Appendix C.

---

[1] Monenco Ltd., Site Assessment, Phase 4B: Facility Characteristics, 1987 (150,000 t/a Capacity).

2.2 LABOUR FORCE MODEL

The labour force model consists of historic information from 1971 through 1985 and forecasted trends to 2001. Separate models were prepared for West Lincoln Township and the Region of Niagara. The model utilizes the following factors:

* population
* households
* persons per household
* labour force
* employed in labour force
* unemployed
* net commuters
* employed in community
* participation rate
* occupation distribution.

Population levels in Niagara Region and West Lincoln Township vary directly with job availability, in the basic sector. In the model, population trends are presented first, but forecasts are based on employment forecasts with some provision made for fluctuations in unemployment rates. Any creation of new jobs serves to reduce unemployment or increase the labour force. Commuting is a function of total employment and is forecast to move in direct proportion to it. Increases in the labour force create an increase in the number of households. Changes in the level of population flow from increases in households multiplied by forecasted persons per household.

One short-term variable in labour force forecasts is commuting. If an imbalance occurs between jobs available and the size of the work force, people tend to work where jobs are available. If the work location is not too far away, many do not move, but commute instead. The population forecast in Niagara Region is therefore partially dependent on an estimate of job availability, which is used to adjust the commuting factor.

The figures presented for the "Occupation" classifications represent employed, unemployed and commuter residents for each category. The relative proportion of the labour force in each Occupation category is assumed to remain at the 1981 profile throughout the study period (2001), without the presence of the OWMC facility.

Household growth is directly related to employment growth. Estimating household growth is important for population projections, assessment growth for municipal finance[1] purposes and is also important for evaluating housing supply and demand matching.

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[1] Future Urban Research, Site Assessment, Phase 4B: Municipal Financial Impact, 1987.

2.3 BUSINESS ACTIVITY MODEL

Based on an evaluation of the commercial/industrial profile (by Canadian Standard Industrial Classification Code), it was determined that there are six major divisions of business activity that are significant to the economic model. These are:

* Agricultural
* Industrial (includes extractive (primary), transportation and construction)
* Commercial (includes wholesale and retail trade)
* Financial (includes finance, insurance, real estate, business service)
* Tourism (includes personal service and hospitality)
* Institutional (includes education, health, religion, public administration).

Each division is analyzed to produce:

* number of employees
* number of firms
* annual sales.

The employment multiplier is used to predict increases in induced employment arising from increases in basic employment. The value of the employment multiplier is established by dividing existing employment in the community into basic and non-basic categories. The ratio of non-basic to basic employment is assumed to be the same ratio that would apply to new basic employment in the community. Adjustments to this basic ratio must be made to recognize the influence of unemployment levels, labour force participation rates, commuting (leakage) and potential employment loss (Appendix G).

Any new facility affects the economy of the community at three stages, the construction stage, the operating stage and the post-operating stage. The employment multiplier is often the same in both cases, but the construction stage is usually short-lived compared to the operating term. In the case of the OWMC facility, the labour force employed during construction is not expected to influence non-basic employment, because it will come from either existing residents or from neighbouring communities close enough to allow commuting (100 kilometres). The occupation profile and unemployment levels in Niagara Region (Appendix D) demonstrates that the construction force could be recruited from within the Region, although realistically it is expected that some of the construction employment will go to Hamilton-Wentworth Region.

The business activity methodology applies to both the Niagara Region and West Lincoln Township levels. It should be noted that West Lincoln Township is a much smaller economic unit than Niagara Region; consequently, the accuracy of forecasts are more vulnerable to unpredictable events. This can have a significant effect the accuracy of the forecasts. The difficulty created by this phenomenon can be reduced through a sensitivity analysis of key factors, resulting in a range of possible scenarios. A description of the sensitivity analysis that was carried out is contained in Appendix H.

2.4 PROPERTY VALUE

There are several possible measurements against which to compare property values. These include:

- appraised value (value placed by qualified real estate appraisers)
- market value (price at time of sale)
- assessed value (value placed by Ministry of Revenue assessors for property tax purposes.)

The most appropriate measure is market value, because value is defined as the price at which a willing buyer and a willing seller agree to enter into a transaction given full information by both parties.

Market value is the measure used in this report. Sometimes, however, insufficient transactions have taken place to establish a value within an acceptable degree of accuracy. In such cases appraised value is the best second choice, albeit an expensive one. Assessed value is used in instances where actual sales are too few to establish trends and appraised values are judged too expensive, but its accuracy is affected by the length of time that has elapsed since the latest reassessment and the level of economic growth in the area.

Actual sales of real property within the Study Area from January 1980 to June 1987 have been identified and used to establish trends in property value by property class. It should be emphasized that 1987 transactions only cover the first half of the year. Even though trends are still valid, numbers of transactions and percentage changes in 1987 must be adjusted accordingly. Sales transactions exclude non-market value transfers including aquisitions by the Ministry of Transportation and Communication for road-widening purposes which are usually "sold" for a nominal price, usually $2.

The analysis will establish current (1987) average property value by property type and historic trends in those values since 1980. Changes in the Consumer Price Index over the same period will be used to place these trends in context. The value used for the Index for 1987 is that established for June 1987. The trends are used as a basis for forecasting future directions in property value in the Study Area by property type, with adjustments made for overall Ontario trends and local economic growth rates.

The analysis was carried out in the Study Area (Eastern half of the former Gainsborough Township) in West Lincoln Township, in Norwich Township and

Haldimand Town. The latter two were comparison communities. An explanation of the reasoning for the choice of these as comparison communities is presented in Section 4.3.

2.5 DECOMMISSIONING

The economic impacts of the post-operation phase are not included in the computer models. Instead, potential impacts are determined conceptually and converted to quantitative measures using information derived from the initiation and operation phases.

Employment multipliers created by economic growth in a community are determined by analysis of the existing ratio of basic to non-basic employment in the community. The key assumption is that new basic jobs will eventually cause the creation of the same proportion of non-basic jobs as is currently supported in the community. In the case of an economic decline, there is some evidence to indicate that the loss of basic jobs results in less than the proportionate loss of jobs in the non-basic sector. This phenomenon has been observed in Sudbury, during the massive layoff of workers by INCO in 1977 and in Atikokan with the closure of the iron mines, which were the major employers in the Township.

There is, however a logical explanation for a lower employment multiplier for economic declines. The following factors seem to apply:

1. People settled in a community are reluctant to move. They prefer to accept a lower standard of living over changing their location and losing their community roots.

2. Moving to a new job and a new community involves monetary costs such as,
    - loss of housing equity
    - costs of moving
    - living costs while between jobs
    - potential retraining costs.

3. Moving also incurs social costs such as,
    - loss of friends and community relations
    - fear of unemployment and job dissatisfaction
    - new schooling relationships and systems for children
    - adapting to new work requirements and systems
    - changing patterns of work and recreation.

4. An economic decline often involves job losses or reductions for older, more established families, who have established community roots and family responsibilities. Economic growth, on the other hand, tends to attract younger and more mobile people who are seeking new opportunities and communities in which to develop roots.

3.0 DATA COLLECTION

3.1 DATA SOURCES

Other than the industrial sector for which good historic information is available (1985), data for establishing current trends in the Niagara Region and West Lincoln Township economies are scarce, but information on the current situation is aeet database (October 1986). Both sources were used to the extent possible, with Dunn & Bradstreet being the primary sources of firm numbers, employment and sales volumes by industry.

The number of firms by industry division for 1985 was extracted from the Tele-Direct Yellow Pages. The forecast of growth in total firm numbers and the share predicted for each division was derived from an analysis of current prospects assisted by the Economic and Financial Survey, Regional Municipality of Niagara, 1982 and Regional Niagara Economic Development Study, Woods Gordon, 1980.

Demographic statistics and employment by industrial division was verified from Statistics Canada census data (1971, 1975 and 1981), the Niagara Industrial Directory, 1985 and information obtained from the St. Catharines Employment Centre, the Niagara Region Planning Department and the Niagara Regional Development Corporation.

Statistical data were supplemented for forecasting purposes through interviews with various agencies, officials and associations as identified in Appendix B.

Real property transactions were obtained by analyzing the fee books at the appropriate registry offices covering West Lincoln Township, Norwich Township and Haldimand Town. Those instruments that represented "grants" (transfers of property titles) were then scrutinized to obtain:

- sale date
- property description
- geographic location
- purchaser name
- vendor name
- sale price
- assessment roll number (when available).

Each transaction was analyzed to delete non-arms length transfers and sales to the Ministry of Transportation and Communication, since these are not sales "at market".

The municipal assessment roll was then consulted to obtain:

* property class
* assessed value
* detailed property description
* assessment roll number.

The information generated was entered into the computer database for subsequent analysis.

A complete list of information sources is set out in the Bibliography in Appendix J.

3.2 DATA STATUS

Information from the 1986 Census that is pertinent to this analysis will not be available from Statistics Canada until late 1987 or 1988. The models should be updated when it does become available.

Data on firms, employment and sales obtained from the Dunn & Bradstreet database is for 1986 and is the latest now available. An updated report should be obtained from Compusearch concurrently with the update using 1986 Census information.

The listing of businesses in West Lincoln Township is based on Tele-Direct Yellow Pages, (1986) and field research. Updating may be indicated in 1988, but the current information quality is good.

3.3 DATA LIMITATIONS

Statistics Canada data is always a little out-dated, especially information based on Census data. No better information however, is generally available. Certain indicators, such as the Consumer Price Index and unemployment rates are available monthly with a three to four month time lag. This is quite satisfactory for the purposes of this study.

Data from different sources are relevant to different time periods. The establishment of a common base year is essential for forecasting purposes. The base year is the latest year for which most information is available. All data for this study are adjusted using historic trends and forecasts, to a base of 1985. All subsequent years are treated as forecasts.

Information on real property transactions is available daily with no time lag. All data is accurate except for infrequent instances when a specific property cannot be correlated because of incomplete information or errors on the transaction instrument. These transactions are eliminated from analysis. For some classes of property, not enough transactions occur to permit statistical analysis.

Population projections are adapted from forecasts prepared by the Planning Department, Regional Municipality of Niagara in 1981, 1982 and 1985. These forecasts were verified as still relevant through a Planning Department memo dated April 23, 1986 and interviews with Planning Department staff. The first two forecasts used the same data base and forecasting techniques and provided very comparable data for selected but different years.

DPD 1453 (June 15, 1981) provided a forecasted population for 1986, 1991 and 1996. DPD 2081 (October, 1982) provided forecasts for 1985, 1990, 1995, 2000, 2005 and 2010. The September, 1985 forecast prepared for the Stage 3, Waste Management Master Plan only forecast population for the year 2010. This is beyond the time horizon for this study and therefore was not used, but the number for 2010 corresponds with the population forecast for that year in Report DPD 2081.

This study utilized the forecasts prepared by the Niagara Region Planning Department for the years 1986, 1991, 1995, 1996 and 2000. Figures for other years were extrapolated on a linear basis by Morehouse Economic Planning Consultants.

Population forecasts prepared by Ontario Statistics are judged too optimistic and not sufficiently based on local conditions compared to the Regional Planning Department.

Forecasts of economic growth outside of the population forecast discussed above are not documented to a degree suitable for use in this study. Consequently, forecasts of employment, numbers of businesses, sales volumes, unemployment and net migration were prepared by Morehouse Economic Planning Consultants anchored to the population forecast and based on the following postulates:

1. Net migration (commuters) will remain constant at 7% outmigration of the labour force for Niagara Region and 10% outmigration of the labour force for West Lincoln Township. This refers to the net of the number of people residing inside the community and working outside and the number of people living outside the community and working inside it. The social patterns of the general area are well-established and the historic patterns of net migration (commuters) has been stabled since 1971. No major change in this situation is indicated over the next twenty years by any known factor of change.

2. The relative proportion of the labour force in each Occupation category will remain constant at the 1981 profile. Although there is evidence to indicate that agricultural employment is likely to decline and service sector employment is likely to grow in relative importance, the conservative position of no change was deemed most appropriate for the purposes of this analysis.

3. Unemployment will remain at 5.3% of the labour force in Niagara Region and 6.5% in West Lincoln Township. Unemployment is the friction between employment available and labour force available. Some level of unemployment will always be present because of this friction. If unemployment becomes too high, people will tend to leave the area for locations where jobs are available. If unemployment is too low, workers tend to move in from other areas. Over the last ten years the equilibrium level of unemployment for the Region and the Township seems to approximate current levels.

4. Fifty percent of new jobs ultimately originate with unemployed people living in the Region, with the balance moving in from outside. New jobs tend to be filled by local people because of availability, employer preference, reluctance to move and Canada Employment Centre practices. Qualified people however, are often not immediately available locally and must be brought in. These counterbalancing factors, in the absence of information to indicate otherwise, are assumed to exactly balance at fifty/fifty.

5. Each new job filled through in-migration will create one new household, while locally-generated jobs will create no new households. A person moving into the area is almost certainly a new household, because of the existence of a physical move and the fact of employment. A job filled by a local resident is most likely to have a household already. Those instances of in-migration creating no new household is assumed to be exactly counteracted by household creation caused by employment of a local resident.

6. Forty percent of new jobs created in West Lincoln Township that are filled by non-residents will result in new households in West Lincoln Township, with the balance moving into other municipalities within the Niagara Region. This figure is based on analysis of historic trends in Statistics Canada data and no emerging trends in recent statistics indicate that this is likely to change.

The lack of information concerning employment multipliers in declining economies has already been addressed (Section 2.5).

4.0 ECONOMIC BASE

4.1 NIAGARA REGION

GENERAL DESCRIPTION

The economic base of the Niagara Region is stable, with minimal growth and low levels of investment over the last five years. The growth that has occurred has been concentrated in the service sectors. The mature heavy manufacturing base is stable, but no new job opportunities are likely to occur, unless investment levels increase. The tourism industry has also exhibited slow growth over the same five year period.

An expanding labour force coupled with this slow growth has led to a relatively high unemployment rate. Prospects for improvement are dependent on increases in investment levels, either in existing or new firms. No plans for a significant increase in investment levels have been made public to date. In spite of this difficulty, the Region has a highly developed labour force base, partly due to the diversified business activities and partly due to the local availability of education and training centres.

In spite of the lack of reinvestment, the dominant sector of the Niagara Region economy is still manufacturing, specifically in transportation equipment, which is dominated by General Motors (9,100 employees in 4 plants), but there are about 35 other firms in the industry as well. Other key industries include:

- primary metal
- machinery manufacturing
- non-metalic mineral products
- metal fabricating.

Tourism is another major sector in the Niagara Region economy that is slowly losing its degree of prominence through slow growth. Tourists are drawn by natural, historic and recreational attractions. The focal point is Niagara Falls. Other attractions include three historic forts, 5,000 acres of parkland, the Bruce Trail, the Welland Canal, Marineland and Game Farm, Shaw Festival and numerous recreation and amusement operations. Tourism is the mainstay of the hospitality sector, that is, accommodation and food.

Retail trade is a significant element in the Niagara economy, but does not constitute a significantly larger portion of the economy (based on employment) than is experienced in other major urban centers in Ontario. Retail trade is clustered in the large urban communities, with St. Catharines assuming the dominant role. Other major regional centres include,

* Niagara Falls
* Port Colborne
* Welland.

These are supplemented by well-developed central business districts in all of the major urban areas in the Region.

Agriculture holds historic significance in the Niagara Region economy and still has a high public profile because of the tender fruit lands and the wine industry. Overall, however, agriculture accounts for less than five percent of direct employment in the Region. Some areas within the Region, however depend on agriculture to a much greater extent. In addition, food and beverage manufacturing arising directly from agriculture, enhances the relative importance of agriculture to the Regional economy. Major agricultural products include,

* grapes
* peaches
* pears
* cherries
* strawberries
* apples
* plums
* wheat
* milk
* greenhouse flowers
* vegetables
* cereal crops
* poultry
* hogs.

LABOUR FORCE

The Region of Niagara Planning Department forecasts a continuing slow rate of growth in population to 2001 averaging less than 0.1% per year (Appendix D). Part of the reason for the slow growth is the expected decline in persons per household. On the other hand, the rate of increase in the number of households will exceed that of the population growth (0.4% per year), a benefit to the residential construction industry. A relatively constant labour force participation rate (63%) will result in a growth in the labour force at 0.6% per year, six times the rate of population growth.

BUSINESS ACTIVITY

In 1985, 13,476 firms in Niagara Region provided employment for 180,000 people (see Appendix E). The Industrial division, which also includes Construction and Transportation, accounted for 38% of these jobs, the Institutional division 25%, followed by Commercial (trade) at 18% and Tourism (including Personal Services) at 10%. Agriculture accounts for 27% of the number of businesses, but only 3% of employment in the Region, mainly because farming has become a capital-intensive industry, but also because many firms are "hobby" or part-time operations.

By 1996 it is expected that the Industrial division share of employment will drop to 32% of the Region's projected 187,000 jobs -- a loss of 8,500 jobs. The expected loss is in the mature, heavy industries where re-investment is not keeping pace with obsolescence. The growth in small, light industry will not be sufficient to overcome the decrease.

The Commercial division will grow marginally in employment share (18% to 19%), while the Institutional division will grow from 26% to 29% in job share. The Tourism division, despite its sluggish performance in recent years will recover to some extent and provide 3500 more jobs. This depends on increased investment in tourism facilities, but profitable opportunities should attract the needed funding. Either new firms will displace existing operators or existing firms will expand, with no change in the proportion of firms in the Region.

It is expected that job opportunities will grow at the annual rate of 0.4% for the 1986-91 period and 0.3% for the 1991-96 period.

4.2 WEST LINCOLN TOWNSHIP

GENERAL DESCRIPTION

West Lincoln is a predominantly agricultural community with a significant portion of the labour force engaged in agriculture or agriculturally-oriented business activity.

Smithville is the major industrial centre with commercial and agriculturally oriented business spread throughout the Township, with some concentration in Wellandport, St. Ann's and Caistor Centre.

The agricultural sector accounts for 20% of the jobs in West Lincoln Township with industrial and commercial providing about one-third each. The institutional sector provides the remaining twelve percent.

LABOUR FORCE

The population of West Lincoln Township will grow to 10,000 by 1996, an average annual growth rate (compound) of 0.2% (see Appendix D). The labour Force, however, should grow by 0.3%, reflecting the age profile and expected migration. The number of employed people should therefore reach 4,125 by 1996. This is a slow rate of growth, but the rate is expected to exceed the Niagara Region as a whole. Labour Force by Occupation will change in composition depending on job availability.

BUSINESS ACTIVITY

West Lincoln Township hosted 943 firms in 1985, dominated by 716 farms and farm-related businesses, 76% of the total (Appendix E). The Commercial division includes 179 firms (19%). The only other divisions represented are Industrial at

29 (3%) and Institutional at 19 (2%). A large portion of the Institutional division is in the religious sector. The number of firms is expected to increase to 1,400 by 1996, an average annual increase of 3-1/2% (appendix K).

On a share basis, Agriculture will drop to 65% from the present 76%. Compensatory increases will come from the other three Divisions represented, but most especially from Industrial, which is expected to increase to eight percent from the present three percent. The Commercial division will grow to 24 percent from 19 percent.

On the basis of employees, local firms are estimated to provide 4,060 jobs in 1986, of which 20 percent will be in Agriculture, 32 percent in Industrial and 36 percent in Commercial. The Institutional division will provide 12 percent of the 1986 employment. Note that 3 percent of the firms (Industrial), provide one-third of the jobs. New industry coming in, however, is expected to be small. By 1996 the number of Industrial firms will be 8 percent of total firms, but will provide only 37 percent of the jobs. New firms are expected to average four or five employees each. The remaining growth will come from growth in existing industries. Fifty-nine hundred jobs will be available by 1996, consisting of 880 in Agriculture, 2,100 in Industrial, 2,300 in Commercial and 620 in Institutional. This growth rate progresses toward a more balanced economy. It does depend on sufficient industrial land being available when required. The only such land now available is in the Smithville Industrial Park.

4.3 PROPERTY VALUE

The impact of the OWMC facility on property value is a highly localized phenomenon. Impacts on real estate values at the Region of Niagara or even the West Lincoln Township levels would be obliterated from detection by other, more influential determinants. Consequently, a Local Study Area that includes properties within about five kilometres of the proposed site was chosen. Because this approximately corresponds to the boundaries of the east half of the former Gainsborough Township and because Registry Office records are still maintained using these old references, the Local Study Area was defined as the East half of the former Gainsborough Township[1]. Property transactions since January 1980, except for those sold at nominal prices, until June 1987 were obtained to establish a base market value by property type and recent trends in those values (Appendix F and Appendix L).

Analysis of this data shows that residential property is currently selling in the Study Area at an average price of $65,000 and has recently been increasing in value faster than the rate of inflation. Farms, on the other hand, are remaining static in price, which varies depending on the size and type of farm. All farm types and sizes are therefore losing value at approximately the inflation rate. On a more general basis it is recognized that real estate prices have eased in their rate of growth in south-central Ontario. It is reasonable to expect this trend to also be felt in the Local Study Area. Unfortunately, the level of real estate activity in the Local Study Area is not high enough to reveal these trends on a monthly basis.

To act as a comparison for West Lincoln prices and to serve as an ongoing indicator of property values completely outside the sphere of influence of the OWMC facility, two communities were chosen for analysis of property values. Norwich Township was chosen because it has a population similar in size to West Lincoln Township, is in a Restructed County (which is similar in structure to a regional municipality) and has a comparable economic base, rural/small urban mix and is located close to a major urban community. It also has been the location of a landfill site that has received extensive negative publicity because of leachate problems. As a result, some information on the impact of negative publicity on property values is available, albeit mixed with actual malfunctions.

The Haldimand Town was chosen because it is part of a regional municipality, has a similar economic base to West Lincoln Township, is located close to Hamilton, as is West Lincoln, has a rural/small urban mix, has not been host to a controversial landfill site, has a similar population density and is fairly close in size.

All communities show similar growth patterns in real estate prices for all classes of property where statistically significant information is available (Appendix F).

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[1] For a more precise definition, see Ontario Waste Management Corporation, Site Assessment: Environmental Assessment, Draft, 1987.

5.0 FACILITY IMPACT

5.1 GENERAL DESCRIPTION

The proposed OWMC facility is located on the south side of Highway 20 at Schram Road in West Lincoln Township, Regional Municipality of Niagara. The site under consideration occupies 124 hectares with access on the west side of Schram Road. The facility will be designed to handle 150,000 tonnes per annum of industrial and hazardous waste using physical/chemical treatment of inorganic waste and incineration of organic waste, an engineered landfill, a laboratory and an administration building. Only treated and solidified residues will be deposited in the engineered landfill Excavated fill will be utilized partially for berm construction and landfill cover material, with the remainder trucked off-site for disposal[1]. The plant is capable of being expanded to 300,000 tonnes per annum.

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[1] Monenco Ltd., Site Assessment, Phase 4B: Facilities Characteristics, 1987.

5.2 FACILITY RESOURCE REQUIREMENTS

The facility will directly employ 151 people at the initial capacity of 150,000 tonnes per annum in the following occupations,

* Managerial/Administrative
* Technical
* Clerical
* Processing.

OWMC is considering the purchase of several services within the Region of Niagara. These are listed below with the estimated annual cost of each service broken down by labour and material components.

SERVICE	ANNUAL PURCHASES	MATERIAL	LABOUR	JOBS (NET)
Landscaping	$40,000	$20,000	$20,000	1.0
Office Cleaning	40,000		40,000	2.5
Laundry	30,000	30,000	10,000	0.5
Maintenance				
* Shutdown	430,000	170,000	260,000	9.5
* Operating	1,280,000	510,000	770,000	7.0
Equipment Lease	2,860,000	2,340,000	520,000	19.0
Catering	80,000		70,000	3.5
TOTAL	$4,760,000	$3,070,000	$1,690,000	43.0

Source: Monenco Ltd., Site Assessment, Phase 4B: Facility Characteristics, 1987

Material purchases are of benefit to the local community to the extent that the goods provided have local content. For example, the purchase of a car imported directly from outside the region benefits the local economy to the extent of the profit to the vendor, plus any warranty work. Local labour content of these purchases is viewed as indirect.

It is recognized that suppliers in The Regional Municipality of Niagara will be able to provide some of the services and goods to OWMC in addition to suppliers in the Township of West Lincoln. This does not necessarily assume that OWMC will pay a premium for goods and services purchased in the Niagara Region or Township of West Lincoln.

In the event that suppliers can be obtained competitively within the Niagara Region and services can be provided to the standards required and competitively priced, the West Lincoln economy was analyzed and any service that could reasonably be served was assigned to the Township of West Lincoln. If there was a question of ability to perform because of size or specification, 40% of the service was assigned to West Lincoln and the remainder to Niagara Region.

Any goods and service not available in the Township of West Lincoln was deemed to be purchased in the Niagara Region providing, of course, that level of service and cost is competitively priced. Otherwise these goods and services will be obtained outside the Niagara Region.

The local purchasing policies result in a dollar volume of spending and the creation of indirect jobs. The following table shows that the dollar volume of sales in Niagara Region will increase by $4.8 million (.1% of Annual Sales) plus 43 indirect jobs would be created, mainly in transportation. In West Lincoln, purchases would increase annual sales by $1.9 million (2% of total annual sales) and 16 indirect jobs would be created. These indirect jobs are incorporated into the Facilities Characteristics portion of the computer models in Appendices D and E.

The impact of the local purchasing policies described above are summarized in the tables set out below.

IMPACT OF LOCAL PURCHASING ON THE NIAGARA REGION

ECONOMIC SECTOR	ANNUAL[1] SALES (000's)	OWMC PURCHASES (000's)	IMPACT (%)	JOBS
Agriculture[1]	$121,220	$40	n/a	1
Industrial	1,615,640			
Commercial	1,938,790	4,570	.20	35
Financial	207,690	80	.04	3
Tourism	49,950	80	.20	4
Institutional	180,830			
TOTAL	$4,114,120	$4,770	.1%	43
	=========	=====	===	===

IMPACT OF LOCAL PURCHASING ON WEST LINCOLN TOWNSHIP

ECONOMIC SECTOR	ANNUAL[1] SALES (000's)	OWMC PURCHASES (000's)	IMPACT (%)	JOBS
Agriculture[2]	$19,180	$40	.20	1
Industrial	37,950			
Commercial	32,290	1,830	5.60	14
Financial	3,730	30	.80	1
Tourism				
Institutional	1,900			
TOTAL	$95,050	$1,900	2.0%	16
	=========	=====	===	===

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[1] See Appendix E.

[2] Excludes unincorporated farms.

5.3 CONSTRUCTION PHASE

Plant construction is expected to take place over an eighteen month period utilizing a 40 hour week with no overtime. The construction labour force will average 360 people, with the peak employment of 600 occurring in Month 10 to 16. Most of the construction trades will be represented, but a large pool of such workers reside within commuting distance (100 kilometres) of the site. Consequently, there will be no construction camps or significant pressure on local housing. There will be opportunities for services and supplies to be provided from within the Township of West Lincoln in particular and the Niagara Region in general. Specifically there will be opportunities for supplies and services by local subcontractors, machine shops, catering, etc. as well as supplies of hardware, fuel supplies, etc. However, the dollar volume is not expected to be appreciable in total and therefore will not create jobs indirectly through appreciable increases in spending locally. As stated previously, it is not assumed that OWMC will pay a premium for locally purchased goods and services.

The economic impact of the construction phase of the OWMC facility on West Lincoln Township is expected to be positive, but not to an extent where quantitative estimates can be made. Reasons for this are:

* the construction workforce either already resides in Niagara Region or within commuting distance (a radius of 100 kilometres) -- in either case, their spending patterns are not likely to be altered to any significant degree;

- local purchase of material is not expected to be large in dollar terms, even though an estimate is not currently available;

- the construction period is short (18 months) and involves a significant degree of prefabrication.

5.4 OPERATING PHASE

The economic impact of the Waste Management Facility is estimated at two levels -- West Lincoln Township and Niagara Region. The same models as those used in the Economic Base an analysis are utilized (Appendices D and E). They are interrelated in that the Township is an integral part of the Region, so that the West Lincoln model is consolidated into the Niagara Region model. In addition, there is not enough data at the Township level to establish reliable measures for derived employment and housing. In those instances, the economic impact on the Region is developed and a share apportioned to the Township.

As noted above, the facility will directly employ 151 people. In Niagara Region this total represents 0.1% of the available workforce. In the Technical occupation classification, which is heavily drawn on by the facility, OWMC direct employment is still less than six percent of the Region's available workforce in that occupation.

In conformity with the 4A Report[1], historic relationships indicate that 40 percent of the jobs created by the facility will be held by West Lincoln residents. That is 60 of the 151 direct employees will reside in the Township. Extending this relationship to the Occupation level, results in the Technical Occupation at OWMC accounting for more than 13 percent of employment in that occupation in West Lincoln. Processing comes next at just under 10 percent of total employment for that Occupation. The direct employment impact of the OWMC Facility is more significant at the Township level, but still only increases employment in the relevant occupations by 5 percent. This is a desirable situation because the employment impact is appreciable, but does not overshadow the existing employment profile. The impact is therefore positive, but not so large that the existing employment environment is disrupted. Demand for new housing units is estimated at 27 in West Lincoln and 69 in Niagara Region, based on 60% of new residents creating new housing unit demand. Without the OWMC Local Purchasing Policy, demand for new housing units could be as low as 20 and 55 respectively.

5.5 INDUSTRIAL SPIN OFF

The service provided by the OWMC facility, although becoming almost essential to many industries in Ontario, is not significant in a firm's location analysis, because volumes of waste are generally low compared to the firm's operating volume and incremental transportation costs are usually minimal. It is expected therefore that other industrial firms will be attracted to West Lincoln Township or Niagara Region because of the services offered by the OWMC facility. It is not a significant locational factor for a user of the facilities' services to be situated close to those facilities.

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[1] Clayton Research Associates Ltd., Site Selection Process, Phase 4A: Selection of A Preferred Site(s), Economic Base Analysis, Main Report, 1985, pp.50-59.

On the other hand there is a synergism created when industrial firms begin to locate in a geographic area. Firms may consider locating in West Lincoln if the OWMC facility is already there simply because of the overall level of economic activity as opposed to being attracted by specific services. This means that the presence of the OWMC facility in West Lincoln may encourage other firms to locate there, but the number, size and timing of such influx is not currently predictable.

Induced employment is created by the spending generated by direct and indirect jobs created, plus local spending by OWMC, not necessarily at a premium. The employment multiplier has been identified as 1.5 times direct and indirect employment, that is (151 + 43) x 1.5 = 291 (Appendix G). Total employment created by the facility is 291 in Niagara Region and 114 in West Lincoln Township composed of,

	Region	West Lincoln
Direct	151	60
Indirect	43	16
Induced	97	38
	291	114

Again it is assumed that 40 percent of the 97 regionally induced jobs will locate in West Lincoln Township or 38 jobs. A total of 114 new jobs would therefore be created in West Lincoln Township. This is a statistically significant, positive impact, but again not disruptive to the existing workforce as it is only 2.5% of the existing workforce of 4,452 people.

The total impact on the Region of Niagara is positive, but insignificant at 0.16% of the workforce (291/184,000).

5.6 OTHER IMPACTS

The elimination of farm jobs resulting from the use of the proposed site is estimated at 5 full-time equivalent, consisting of 3 full-time and 3 part-time positions.[1]

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[1] Ecologistics Limited, Site Assessment, Phase 4B: Agriculture, 1987.

For a number of reasons[1], some residents in the local study area may decide to leave because of the presence of the OWMC facility. This would cause a temporary increase in the normal out-migration rate. If the increase is greater than expected, the forecasted demand for new housing units would be less than the 27 currently predicted. If the balance between in-migration and out-migration is distorted because of timing, there could be a small, short term impact on property values in the Local Study Area. In the case of excessive out-migration the impact would be negative, while excessive in-migration would cause a positive movement in real property prices.

The level of truck traffic along the Regional Road 24 would increase by 4% to 13% at a 150,000 t/a capacity.[2] The nature of the traffic would not alter, since it is already used as a heavy truck route. Existing businesses would therefore expect an increase in business from higher traffic levels and no negative impact, since the nature of the traffic volume will not change significantly.

Traffic along Highway 20 from Regional Road 24 to the Schram Road intersection will increase by approximately 10% at a 150,000 t/a capacity.[1] This level of impact is still below the level that would be expected to cause a measurable impact on property values.

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[1] Institute of Environment Research Inc., Site Selection Process Phase 4A: Selection of a Preferred Site - Social Analysis, 1987; and Ecologistics Limited, Site Assessment, Phase 4B: Agriculture, 1987.

[2] M.M. Dillon Ltd., Site Assessment, Phase 4B: Transportation, 1987.

Sufficient transactions have occured along the access route to develop a comparison with the transactions within the Study Area. Transactions of farm units along the access route demonstrate that prices along the access route are similar in size and trend to those of the entire Study Area, but perhaps a little higher and a little closer to maintaining a value at inflationary levels.

Transactions of residential units along the access route averaged $65,424 each compared to $62,573 for the whole Study Area. The standard deviation is $16,265 (access route) compared to $19,427. As with farm units, residential units along the access route tend to be higher priced and are better able to keep pace with inflation than the Study Area as a whole, but only recently. Here too, nuisance impacts are not severe enough to be expected to affect property value.

5.7 PROPERTY VALUE

The reports, articles and studies listed in the "Property Value Impact Studies and Articles" section of the Bibliography (Appendix J) were analyzed in depth. There are few studies available of the property value impact of industrial and hazardous waste facilities. As a result, other developments were compared that had similar characteristics to the OWMC facility. These characteristics are:

- slight increase in truck traffic to the proposed site
- noise level increases to neighbouring properties in the 55dB range
- heavy industry characteristics (e.g. smoke plumes and stacks, potential odour, heavy truck traffic, heavy equipment use)
- adverse public reaction.

Industries that met these criteria most closely include:

- electricity generating stations and transmission lines
- highway construction
- some solid waste management sites
- nuclear waste sites
- airports.

The literature search revealed that, where there were major negative impacts on property value from the introduction of one of these developments, there was invariably a major change in one of the nuisance factors [i.e. noise (above 70dB), truck traffic, air quality]. For those situations where these changes were moderate, the impact on property value ranged from slightly negative to slightly positive.

Less information was available on the duration of these impacts, but the information available indicates that where impacts were slight to moderate, property values returned to normal levels within two to five years.

5.8 DECOMMISSIONING

When the economic life of the OWMC facility has been exhausted, the operation will cease and 291 jobs in Niagara Region, including 114 in West Lincoln Township, will be eliminated. Reversing these numbers and allowing for growth in the economy means that less than 0.1% of employment in Niagara and less than 2.5% of employment in West Lincoln Township will be lost. The loss in West Lincoln may put a small, temporary downward pressure on housing prices, but the effect will probably be too small to be measurable.

6.0 CONCLUSION

6.1 MAIN FINDINGS

6.1.1 NIAGARA REGION

The OWMC facility is too small in the context of the Regional Municipality of Niagara for its economic impact to be statistically significant (0.1%), albeit the direction of any impact is positive. Because of the high public profile currently being experienced by the proposed OWMC facility, an argument could be put forward that the facility could cause a negative impact (caused by unfavourable publicity) on the tourism industry. However, an analysis of the impact of the Love Canal controversy on tourism in Niagara Falls, New York[1] showed no measurable impact on tourism there. It is highly unlikely therefore, that the presence of the OWMC facility in West Lincoln Township would have any negative impact whatsoever on the Niagara Region tourism industry, assuming the facility is properly operated and no major accidents occur. The remaining economic sectors in the local economy are even less prone to unfavourable publicity, because they depend less on consumer leisure-time decisions that rely on a pleasant environment.

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[1] Jack B. Ellis & Associates Limited, Comparative and Parallel Studies of Tourism Impact, 1985.

In terms of real estate values in the Region, Appendix I shows that, in general, housing prices in comparable urban areas (Niagara, Hamilton, Kitchener, London, Windsor) in Ontario are very similar in magnitude and trend. Realty prices in the Region of Niagara are therefore depend more on the economic well-being of the Province and the larger economic regions than on the introduction of moderately-sized entities on an individual basis.

6.1.2 WEST LINCOLN TOWNSHIP

The introduction of the OWMC facility into the West Lincoln Township economy would somewhat intensify the current trend toward a stronger industrial sector by increasing employment in that sector by 5%, (Appendix E).

The economic character of West Lincoln township would not be changed appreciably because of the presence of the OWMC facility since the employment impact is small and it will not result in a change in employment profile other than to intensify an existing trend toward the industrial sector. No other change is probable since the job profile of the facility is similar to that already in existence in the area and no scarce, specialized labour is required.

6.1.3 LOCAL STUDY AREA

In West Lincoln Township enough real estate transactions occurred that meaningful interpretations are possible in several categories, but not in others.

Sales of Residential Units showed a slump prior to 1984, but a good recovery since then. This late surge in prices resulted in an overall average increase in prices exceeding that of the Consumers Price Index. Real estate prices in south-central Ontario have levelled off over the last few months. The probability that this trend is also operative in the Local Study Area has already been identified in this report.

The sale of vacant residential lots is spotty in that too few transactions occur in some years to permit the identification of reliable trends. This is especially true of 1984 and 1985. In most instances of real estate price recoveries, the initial spurt in demand is satisfied through existing housing stock. The recovery of prices for vacant residential property therefore lags, but not by more than a few months. The trend of vacant residential property in Norwich Township however indicates that prices have shown a steady recovery since 1984 and have increased at greater than inflation rates. (Appendix F).

Hobby Farms and Small Farms did not change hands frequently enough to establish statistical trends and Large Farm transactions were clouded by the suspected inclusion of chattels and quotas in several of the selling prices. Nevertheless, Large Farm prices have shown a decline in price per acre over the study period, expressed in absolute dollars. Despite this, the value of Farmland (per acre) seems to be recovering in the last two to three years, although some slight decline occurred in 1986, reflecting an uncertain market.

Residential units in the Local Study Area have increased in value on average at a rate significantly faster than the inflation rate from the announcement of the preferred site in West Lincoln Township to June 30, 1987. Trends in farm prices are more complex and the results less clear, because of province-wide decline in farm value in recent years. At least, there is no discernable trend of lower farm prices that is traceable to the proposed OWMC facility.

6.1.4 DIRECT IMPACT ZONE

Analysis of reports and publications concerning the impact of other new developments with similar characteristics to those of the proposed OWMC facility, (e.g. heavy industry, tranmission corridor, highway, municipal landfill, industrial waste treatment facility) indicate that a small property value decline could occur for neighbouring properties. This devaluation would be expected to recover within five years of construction start, assuming an eighteen month construction period. This devaluation is expected to amount to five percent and affect properties that would be measurably affected. These are the properties within the Direct Impact Zone and adjacent to Highway 20 between Schram Road and Regional Road 24. The maximum devaluation that is likely to occur is fifteen percent in special circumstances such as major public resistance, perceived risk or other unidentified factors.

One factor that has not been dealt with in the analysis of the geographic boundaries of the property devaluation impact is perceived risk. If the real estate market perceives the impact of the facility to extend further than projected, or if other negative impacts not identified are felt to apply, then properties beyond the Direct Impact Zone could experience property devaluation.

It should be pointed out that a major incident connected with the OWMC facility could affect the time period estimated for property value recovery.

6.1.5 SENSITIVITY ANALYSIS

The sensitivity analysis carried out on major factors is described in Appendix H. The major factors analyzed include:

- capacity
- employment multiplier
- out-migration levels
- distribution of in-migration (West Lincoln vs. Niagara Region)
- distribution of employment (inside vs. outside Niagara Region).

The analysis in Appendix H shows that the employment multiplier and operating level affect the level of employment in a major way causing significant changes in total employment within the test ranges. Nevertheless, these numbers are still small compared to the total labour force involved at both the Region and Township levels.

Changes in migration characteristics have a similar effect on housing demand, with major impacts felt if out-migration pressure approaches levels contemplated by the survey results. Because overall economic impact is slight, any change in the remaining factors analyzed resulted in imperceptible changes in predicted impact.

6.2 CONCLUSIONS

6.2.1 NIAGARA REGION

From a job creation and regional income perspective the OWMC facility will not measurably affect the Region of Niagara. The tendency would be for a positive impact, but its magnitude will be too small to measure.

Analysis of housing prices in comparable large urban areas in Ontario indicate that realty values at the Region of Niagara level are more dependent on Provincial and regional factors than on local, project-specific factors and that real estate prices in the Regional Municipality of Niagara will be unaffected by the OWMC facility.

The tourism study on the impact of Love Canal on tourism in Niagara Falls (previously referenced) demonstrates that there is unlikely to be any impact on tourism throughout the Region.

6.2.2 WEST LINCOLN TOWNSHIP

Job creation and dollar volume of local purchasing in West Lincoln Township will be positive and significant, but not great enough to disrupt the existing occupation profile by changing the supply and demand characteristics. The OWMC facility employment profile will intensify the existing trend in West Lincoln toward industrial and commercial employment and away from agriculture. The magnitude of the swing is again not great enough to be disruptive.

Property value impacts will be insignificant in West Lincoln Township, except in an area close to the proposed site identified as the Direct Impact Zone.

6.2.3 LOCAL STUDY AREA

Property values in the Local Study Area will be unaffected by the OWMC facility, unless the factor of perceived risk becomes operable. In this case values could fall by 5 percent on average, but recover completely within 5 years. This would be evaluated as a small, but unacceptable impact. The presence of a monitoring program that would operate on a timely basis could identify any property devaluation from this case.

Real property prices in Norwich Township and Haldimand Town have characteristics close enough to the West Lincoln Study Area to permit their use as a standard of comparison for general trends in real property prices providing the general characteristics of the two Townships do not diverge significantly and no major local events occur that would affect the relationship. Any future monitoring program would necessarily examine this relationship as well as measure trends in realty prices.

6.2.4 DIRECT IMPACT ZONE

The presence of the OWMC Facility in West Lincoln is expected to depress prices by 5% in the Direct Impact Zone. The maximum impact given extreme conditions would be 15%. The depressed prices should recover to normal levels within five years of the start of construction. The introduction of the OWMC facility will create demand for housing locally (currently estimated at 27 units). With the construction freeze in Smithville, the supply of housing is limited. The OWMC facility would therefore create an upward pressure on housing prices throughout West Lincoln Township until this freeze is lifted. Present planning by the Region of Niagara calls for expansion of the sewer and water systems that would accomplish this prior to construction starting at the OWMC facility. The nuisance impacts on the access route are not severe enough to be likely to affect market value and the increased level of traffic is not expected to affect farm business from a revenue point of view.[1,2]

There are twelve properties[3] in the Direct Impact Zone that will experience nuisance impacts to a degree severe enough to warrant consideration for buy-out by OWMC[4]. The remaining properties in the Direct Impact Zone may experience property value decline, but not to a degree to warrant a buy-out.

6.2.5 SENSITIVITY ANALYSIS

Measures of employment multiplier and distribution of employment to outside Region of Niagara, inside Niagara Region and inside West Lincoln

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[1] Ecologistics Limited, Site Assessment, Phase 4B: Agriculture, 1987.

[2] M.M. Dillon Ltd., Site Assessment, Phase 4B: Transportation, 1987.

[3] One assessment role number has two residences, resulting in a possible count of thirteen properties.

[4] Ontario Waste Management Corporation, Site Assessment: Environmental Assessment, Draft, 1987.

Township are key factors that could significantly affect the forecasted economic impacts especially at the West Lincoln Township level. This indicates that the values of these factors should be monitored on a regular basis.

6.3 MITIGATION

For purposes of this analysis a "buy local" policy by OWMC has been assumed recognizing that this is only an assumption and will not necessarily result in OWMC obtaining supplies and services within the Township of West Lincoln in particular and Niagara Region in general. Competitive pricing and level of service will govern.

However, if OWMC were to institute a "buy local" policy preference will be given to (in order of preference) :

1. Suppliers within the Township of West Lincoln;
2. Niagara Region suppliers;
3. Other suppliers.

If a "buy local" policy is instituted and meets with the approval of the Government of Ontario purchasing policy the "buy local" puchasing preference may or may not involve the payment of a premium price for locally purchased goods and services. It will be appreciated that the potential benefits, especially at the Township of West Lincoln level, can be significant and ought to be pursued if maximization of the positive impact from the presence of OWMC's facility in the Township of West Lincoln is to be encouraged within a framework of a purchasing policy approved by the Government of Ontario.

The potential decrease in property values in the Direct Impact Zone can be minimized through an OWMC guarantee that would reimburse owners who may sell their property at below market value because of the presence of the proposed facility. The Property Value Protection Program (PVPP) should be extended to all owners within the Direct Impact Zone and available to all other owners that can establish a loss in market value on sale, caused by the OWMC facility. Twelve properties within the Direct Impact Zone are expected to be severely affected enough to warrant the offering by OWMC to buy-out the properties at market value forthwith. The PVPP with a buy-out option for specified properties is hereby recommended. For further discussion of this issue see, Ontario Waste Management Corporation, Site Assessment: Environmental Assessment, Draft, 1987.

The issue of compensation for owners who do not wish to sell is in the process of discussion with affected parties. Any recommendation with respect to such compensation is premature at this point in time.

Property value changes should be monitored regularly to measure the magnitude and duration of any devaluation and to evaluate the geographic boundaries of the impact zone, with a view to expanding if determined appropriate.

6.4 POST MITIGATION CONCLUSIONS

If the recommended mitigation program is carried out, no property value devaluation would affect present owners within the impact zone. A mechanism would be available to assist any other homeowners outside the impact zone that could be affected.

At this point, the introduction of the OWMC facility into West Lincoln Township would create slight, but positive economic impacts and no effective property value decline.

6.5 MONITORING

The purpose of a monitoring program is to periodically measure the actual value of major factors in the analytical models and compare them to values predicted in the forecasting models. If actual values vary too widely from forecasted values, conclusions and policies arising from that analysis should be reevaluated. Variables that should be monitored on a regular basis are:

- all factors included in the computer models

- changes in these factors over time compared to predicted values

- actual market value levels compared to forecast values in all three communities

- evaluation of changes in economic base in West Lincoln Township, Norwich Township and Haldimand Town that could affect property values.

Appendix A

Technical Note on Economic Impact Analysis

APPENDIX A

TECHNICAL NOTE ON ECONOMIC IMPACT ANALYSIS

This appendix describes alternative approaches to economic impact analysis that could be used in developing an estimate of the economic impact of development. The methodology selected for this study (the economic base model) is then discussed in more detail.

Economic Base Approach (1)

The concept of the economic base model divides all regional economic activities into two categories:

- the economic base or exporting activities;
- the non-base industries that provide for the needs of persons living in the region.

The economic well-being of a region depends on the income earned by base industries from trade outside the region. More specifically, employment in the service or non-base industries is determined by changes in the level of employment in economic base activities.

The framework for the economic base model can be applied to variables other than basic and non-basic employment, for example, regional and extra-regional monetary flows, including export receipts and import leakages of various kinds. The economic base method calculates an economic base ratio, which is the ratio of base industry employment to total employment at a point in time. This ratio is used in conjunction with forecasts of base industry employment to predict future levels of total employment and population in the region.

The economic base approach does have some fundamental difficulties. It is not particularly well-adapted to accommodating employment income leakage features of construction phases of major projects. However, if care is exercised in the estimation of the amount and timing of manpower requirements in construction and operations phases of the project's activities, and in the allocation of employment to base and non-base activities in the region, the modelling framework can accommodate it.

Also, the assumption that there is a stable relationship between base employment and total employment over a period of time is often disputed. This is a fundamental premise that may not hold in a region that shows rapid changes in the development of the service sector or level of community or regional infrastructure. It is noted that the Regional Municipality of Niagara is not currently undergoing these changes, nor is it expected to in the forseeable future.

The service sector is assumed to play an entirely passive role in the generation of additional employment. These difficulties can be minimized by allocating part of the service sector employment to the base where there is evidence of direct relationship.

With respect to the stability issue, projections of the basic-service ratio can be based on the structure of another local economy that has already attained a level and type of development that is expected for the region or community in question. However, the size of the project in question would not create the need to follow this approach., nor is the Niagara Region unstable.

A final difficulty with the economic base model is that it does not incorporate other important functional relationships such as income and related leakages, local and external expenditures of individuals, and the role of government expenditures in the region. An economic base model modified to reflect relevant income considerations could overcome this difficulty.

The economic base approach as applied to the structure and changes in the structure of employment can therefore be used as a reasonable approximation to changes in the size and pattern of income generated in the region by a new project.

The Regional Income Approach

A feature of the economic base model is that its validity tends to diminish as it is extended from the small region or community to the larger and relatively more closed regional economic system. It is obviously inappropriate when applied to the nation's economy. These larger economies are better described through measures of income and expenditure rather than employment and firm classification. The level of national income in Canada, although affected by international trade, is determined principally by the level of spending by consumers, investors and governments. It is demonstrated by macroeconomic theory that there is an equilibrium relationship between a region's income levels and fluctuations in the economic aggregates for the total of the regions comprising the nation's economy.

The specific nature of the relationships between the regional parts and aggregation to the national economy is less clear. From a preliminary point of view, factor payment flows (for example wages, rent and interest payments) and interregional trade are influenced by the behaviour of corresponding national aggregates. The extent to which a regional economy depends on these interregional flows is dependent in large part by factors within the region. Regional or local incomes and employment may be determined more by the volume of income available for localized expenditures and on the propensities to consume domestic versus imported goods in the region. The propensities to consume and save are determinants of the Keynesian income multiplier which relates changes in the level of expenditures to changes in total income.

The Input-Output Approach (2)

The focus of input-output analysis is on the regional economy's technical interrelationships exhibited by a matrix of coefficients. This matrix shows the value of inputs going into each industry's production process from all other industries and from primary factors, and the value of its output to other industries and to final demand.

Since these input coefficients represent interindustry flows at a point in time, the analysis is static. With simplifying assumptions about the stability of industry production functions, it is possible to trace the impact of a change in the demand for the output of a given industry on the industries supplying it with inputs and also on the industries indirectly related to the one in question. For example, a regional input-output table would enable one to see how fluctuations in an export sector or final demand sector of a major industry, such as the tourist industry, spreads through the regional economy.

By modifying the original inter-industry matrix that shows value flows of outputs from each industry to the others to one showing the employment content of each intersectoral flow, it is possible to obtain an estimate of the employment multiplier of each industry sector. The multiplier can then be applied to a projected change in a final demand or export sector for a particular industry to obtain an estimate of potential employment impact. Inter-industry tables are also useful in showing the nature and extent of interdependence existing among industries and classes of final demand at a given time.

One reason for preferring the input-output approach is that it provides more information than income determination models. Data is provided with respect to the flows of raw materials, semi-finished products, and services among industries as well as for final product flows to consumers, investors, the government sector and net exports. Inter-industry raw materials and semi-finished product flows are cancelled out in regional income accounting. The input-output accounts also identify aggregate final output originating in production although income is shown as value added by each industry rather than as employee compensation, proprietor's income, corporate profits, capital consumption allowances, and other conventional income categories.

Unfortunately, suitably disaggregated up-to-date data for an input-output table does not exist at the present time and the adaptability of such structural information is greatly reduced in times of rapid change in the pattern of regional activities.

Conclusions

Some of these techniques appear to be more appropriate, but data limitations and some theoretical deficiencies preclude their use as tools of regional economic impact analysis. For national income determination models, national income and product accounts have provided relevant data, but these accounts have only been extended to provincial levels and not to regional levels. In addition to the data problem for regional income modelling, a major limitation of the analysis in a region context is the treatment of leakages.

The development of input-output models has led to the belief by many regional specialists that this is an even more fruitful approach to the study of the regional economies. Certainly, with a suitable level of aggregation and by concentrating on export, government and service sectors, a great deal of useful information on the impact of a large scale project in the region could be derived. However, the project itself is likely to fundamentally alter the present structure of inter-sectoral relationships in the study region.

In this study the economic base approach with employment in the base and non-base industries as the prime variables has been chosen. The selection is not entirely based on default of other preferable methods but rather on the suitability of employment as an approximation for more complex factors and the difficulty in acquiring data on regional expenditures and income leakages. The employment approach provides a more suitable estimate than income for estimating the net regional effects of a new, large scale project. An attempt has been made to correct for some of the major limitations of the technique by carefully specifying the procedure whereby employment is allocated to base and non-base industries and by adding annual sales by industry sector as an income measure to accommodate local purchasing impacts.

In summary, the benefits of selecting a modified economic base approach are:

1) availability of data;
2) compatibility of OWMC facility characteristics with selected model structure;
3) the economic base approach is more descriptive of small economic units, whereas the income approach and input-output analysis are better suited to larger economic units (e.g. province or nation);
4) income elements added as modification permit measurement of dollar volumes from local purchasing.

The Economic Base Model

Basic employment is employment that is supported by an inflow of funds from outside the region. Generally it refers to an export activity or other autonomous activity that would be expected to remain in the absence of other basic or export activities. Examples of basic sector employment are jobs in agriculture, some proportion of employment in the hospitality industry, and jobs in manufacturing. By comparison, non-basic or service employment is that which is attributable to the production and consumption of strictly local goods and services such as banking or retail stores. Expanded employment in the basic sector becomes the motivating factor in stimulating additional employment in the non-basic or service sector.

The multiplier is defined as the ratio of changes in total employment to changes in basic sector employment, is mathematically expressed as,

$M = Et/Eb$

where M = multiplier

Et = total employment in basic
and non-basic sectors

Eb = employment in basic sector.

Given a static relationship between present basic and non-basic employment in the study region, and the expected changes in employment resulting from new development, the multiplier is applied to projected net new additions to base employment to estimate the total employment impact caused by the base change. The multiplier will yield an estimate of induced employment expected to be created in the non-base activity sectors as a result of a given expansion in base employment.

Derivation of the Multiplier

There are severe operational problems in deriving a multiplier based on field data, focussed on formulating decision criteria for allocation of employment to base and non-base sectors. It is from this allocation that the numerical result is determined. The criteria used in this analysis recognize that while all employment in the region is ultimately supported by base activities, only that proportion of total employment directly linked to the base should be so allocated. It is therefore the direct and captive employment that has been assigned to the basic sector and the residual employment to the non-basic sector. The latter may be one or two steps removed from direct dependence but nonetheless bears some overall linkage to the base.

With this general guideline in mind, a set of decision criteria for allocating employment in the study region to either base or non-base can be formulated. These criteria are presented below for employer categories found to be prevalent in the regional economy.

The multipliers that are derived in this analysis are based on employment counts in the Niagara Region from the 1981 Census. 1986 Census information will not be available until late 1987 or 1988.

With respect to the modelling framework itself, there are many limitations. Some are:

- static nature of the model
- omission of other relevant variables
- leakage factors.

In addition, the main application of the multiplier has been to predict the size of future total employment in a given year. The rate at which impacts to other sectors are generated by base sector changes is not possible to simulate for the study region due to the lack of historical data. However, it is known that there is a lag in the establishment of a permanent service base in communities following permanent increases in basic sector activity. This lag could be due to the fact that many service businesses may not be operating at an efficient level of output. There is a population threshold, or minimum community economic size, below which certain services would be operating at less than full utilization and above which additional services or businesses could not be attracted to the community without dramatic increases in population. The implication of this threshold effect and the related lag in establishment of additional services for application of the multiplier in the study region is that in any one year, the magnitude of the total employment impact predicted by the multiplier may not be accurate. But, taken over time and after growth has stabilized, the predicted level of base and service activities in the region could be realized.

In conclusion, the static multiplier is applied to anticipated changes in base employment to predict the ultimate magnitude of its related service or non-basic employment impact. The validity of the results depends on the acceptability of the assumptions and particularly on whether the structure of the regional economy is relatively constant over the time frame.

1. Ralph W. Pfouts, ed. The Techniques of Urban Economic Analysis, Chandler Davis Publishing Company, West Trenton, N.Y., 1960.

Charles Tiebout, The Community Economic Base Study, Committee For Economic Development, Supplementary Paper No.16, New York, 1962.

Richard B. Andrews, Mechanics of the Urban Economic Base: The Problem of Base Measurement, Land Economics, pp.52-60, May 1953.

2. Wassily Leontiff, et al, Studies in the Structure of The American Economy, Oxford University Press, New York, 1953.

L. Hurwicz, Input-Output Analysis and Economic Structure, American Economic Review, Vol.XIV,No.4, September 1955.

Walter Isard and Robert Kaveth, Economic Structural Interrelationships of Metropolitan Regions, American Journal of Sociology, Vol.IX,No.2, pp.152-162, September 1954.

Walter Isard, Interregional Input-Output Techniques, Methods of Regional Analysis, pp.309-374, John Wiley & Son, 1960.

Appendix B
People Interviewed During Information Gathering

APPENDIX B
PEOPLE INTERVIEWED DURING INFORMATION GATHERING

NAME	POSITION	ORGANIZATION
J.G. Holmes	Director of Education	Lincoln County Board of Education
R.F. O'Neill	Director of Education	Lincoln County RCSS Board of Ed.
I.M. Nethercot	Head, Subsidy Admin. & Operations	Ministry of Transportation & Comm.'s
G. Jamieson	Manager, Financial Information	Ministry of Municipal Affairs & Housing
R. Skinner	Sr. Policy Advisor Finance & Analysis	Ministry of Municipal Affairs & Housing
R. Mason	Economist	Canada Employment St. Catharines
J. Willms	Partner	Willms, Shier
A.L. Burt	Secretary-Treasurer	Niagara Penninsula Conservation Auth.
M. Fischer	General Manager	Niagara Reg. Development Corporation
W. Losier J. Berkhout	Director	Niagara Real Estate Board
R. Mens	Treasurer	West Lincoln Twp.
R. Swick	Fire Chief	West Lincoln Twp.
E. Griffin	Works Superintendent	West Lincoln Twp.
Mrs. M. Dewar	Librarian	West Lincoln Twp.
L. Nelson	Bylaw Officer	West Lincoln Twp.
S. Bacchus	Treasury	Niagara Region
A. Veale	Planning Director	Niagara Region
F.L. Walsh	Administrator	Niagara Region
J.A. Gaydor	Police Chief	Niagara Region
C.H. Eidt	Works Director	Niagara Region
Dr. G.F. Mills	Health Officer	Niagara Region
M. Fraser	Social Serv. Director	Niagara Region
G. Cherney	Treasurer	Town of Pelham

Appendix C
Economic Model Structure

APPENDIX C
Economic Model Structure

Time periods are presented as columns in the model format. These periods are divided into historic and forecast. The historic time periods consist of 1971, 1976 and 1981 to 1985. The choice of years is based on the need to display both long term and short term historic trends. The years for the long term trends coincides with Statistics Canada census years, because of the availability and accuracy of statistics available. Short term trends must be annual, thus permitting most recent and relevant data, but at the cost of accuracy, since most statistics are estimates based on small samples or allocations.

Forecast time periods are annually from 1981 to 2001. For presentation purposes the model could be split into two separate reports, one showing historic trends (1971 to 1985), the other showing forecast trends (1986 to 2001). The model is also divided into two parts vertically: Labour Force and Business Activity. Within each of these parts are three sections:

I Economic Base
II OWMC Facility Characteristics
III Adjusted Economic Base.

The factors, indicators and data sources relevant to these elements are listed below, followed by a list of the assumptions used in constructing the model.

FACTOR	INDICATORS	DATA SOURCES
Business Activity a Region b West Lincoln	1 Number of firms by 4-digit SIC code 2 Employment by firm major 3 Historic growth rates by major economic sector (1971-1985) 4 Forcasted growth rates by economic sector (1986 - 2001)	* Region of Niagara * Township of West Lincoln * Yellow Pages * Statistics Canada * FP Survey of Markets * Colleague consultant survey
Labour Force a. Region b. West Lincoln	1 Demographics * Population * Households * Growth (1971-81, 1981-85) * Forcasts (1986-2001) 2 Employment * Occupation * Migration * Unemployment * Growth (1971-1985)	* Statistics Canada * Ontario Statistics * Region of Niagara * West Lincoln * Canada Employment Centre * Colleague ConSultants
Property Value (Study Area: east half of former Township of Gainsboruogh and 2 concession lots (800 m) adjacent to Regional Road 24)	Real Property Transactions * Property Classification * Location * 1980 - 86	* Registry Office * Assesment Rolls * Real Estate Board * Colleague Consultants

MODEL ASSUMPTIONS

1. Labour Force

(1) Annual population growth rate (economic base)

	Niagara Region	West Lincoln
1987 - 1991	.1%	.1%
1991 - 2001	.2%	.2%

(2) Net Migration remains constant at 7% of the Labour Force (out migration) in the Region and 10% in West Lincoln.

(3) Unemployment rate remains constant at 5.3% of the Labour Force in the Region and 6.5% in West Lincoln.

(4) Fifty percent of new jobs ultimately originate with unemployed people now living in the Region.

(5) Fifty percent of new jobs ultimately originate with people outside the Region who will move in.

(6) Each new job resulting in in-migration will create one new household.

(7) Population and household forecasts originate with the Regional Municipality of Niagara. Intervening years are allocated on a linear basis.

(8) Forty percent of new jobs in West Lincoln originating with new residents will live in West Lincoln. The remainder will live elsewhere in the Region. (Based on historic trends).

2. Business Activity

(1) Total jobs provided by resident firms include all of the people commuting from outside the Region. The Labour Force model deals with net migration, so the totals for employment in each model do not correspond.

(2) Employment by firm was used where available, (Industrial Directory). Remaining employment by industry was obtained from Statistics Canada data.

(3) Forecasts are based on studies carried out for the Regional Municipality of Niagara.

FUTURE SCENARIOS

LABOUR FORCE AND BUSINESS ACTIVITY

Trends

Population growth is driven by economic growth through job creation. The "cushion" between job growth and natural population increase is MIGRATION. If the population tends to grow faster than economic growth, people will tend to leave for areas where jobs are available. If they can remain and travel to the remote job, they are COMMUTERS. A short-term cushion is UNEMPLOYMENT. If jobs are created faster than the natural population growth can assimilate, people will migrate to the area, either as in-migrants or commuters.

In the Region of Niagara and West Lincoln Township the rate of natural increase has exceeded the growth in jobs created by economic growth. As a result, there has been a net-out-migration from both areas since 1975. The Niagara Region economy is dominated by mature, moderate to heavy industry and tourism. The investment in industrial plant is not keeping pace with wear and tear, so the industrial sector is stagnating. The tourism sector has also suffered from slow growth, but can react more quickly to changes in demand.

Food-related manufacturing has recently experienced a renewal in the area, but not to a degree sufficient to off-set declines in the heavier sector. The net result over the next fifteen years will be a decline in the proportion of industrial jobs (from 37% to

29%), but a growth in the number of firms (from 15% to 17%) caused by smaller firms in the growth areas.

Firms in the tourism sector will remain small, but should grow faster than the regional economy thus providing about two percent more of the jobs available locally.

The agricultural sector is expected to continue to provide about three percent of the Region's jobs, but the trends to larger units, increased mechanization and growth in part-time farming will create a significant drop in the number of operations. West Lincoln Township is expected to show a net increase in the number of farm jobs and agricultural units, but will account for five percent less of the total Township employment and ten percent less of the number of firms by 2001. The real growth will be in the industrial and commercial sectors, mainly small, light industry and trade.

Factors

POPULATION forecasts in Niagara Region and West Lincoln Township are based on estimates prepared by the Planning Department of the Regional Municipality of Niagara in 1981 and confirmed in 1986. These forecasts seem reasonable and provide for a variation of five percent from the baseline as high and low scenarios.

PERSONS PER HOUSEHOLD are expected to follow the provincial trend to smaller families, but not at a precipitate rate. A drop from 2.64 in 1986 to 2.47 in 2001

(3.29 to 3.16 in West Lincoln) is fairly predictable and is not significant to economic trends in Niagara Region or West Lincoln Township.

The LABOUR FORCE is expected to remain close to fifty percent of the total population with decreases in the under-15 age category balanced by increases in the over-65 group.

The level of UNEMPLOYMENT is forecast at a constant 5.2% of the labour force. The proportion of NET COMMUTERS is also predicted to remain a constant percentage of the labour force (7%). Both of these factors are being tested for sensitivity. There is some interrelationship between these two factors since an increase in unemployment levels can lead to an increase in net out-commuters as jobs are found outside the Region, but within commuting distance (e.g. Hamilton).

The EMPLOYMENT MULTIPLIER has been established at 1.5 through analysis of the basic/non-basic sectors of the Region's economy. Sensitivity runs at 1.0 and 2.0 show that fluctuations in the value are significant to the job creation impact of the proposed OWMC facility, so some effort should be expended in refining, updating and monitoring this factor. (Appendix H).

The RATIO OF WORKERS FROM OUTSIDE THE REGION is set at 40 percent of new jobs created based on historical experience. The remaining 60 percent would create jobs for new members of the workforce residing in the Region or cause a decrease in the level of unemployment. This effect would not necessarily be direct -- it could be part of a chain reaction, culminating in the final result. That is, a job at OWMC could be filled by someone with a job, unemployed or a new entry to the workforce. Sensitivity testing is proceeding.

FARM JOBS LOST as a result of the OWMC site being removed from farm production has been estimated by Institute of Environmental Research Inc. to be three full-time and three part-time. Equating three part-time jobs to one full-time results in four full-time equivalent jobs lost because of the site. These jobs are lost from West Lincoln Township and Niagara Region and are not replaceable elsewhere within the Region. The specific employees may find other work within the community, but they would be jobs that would be filled by someone in any event. The effect of these job losses on the number of agricultural firms in West Lincoln Township and Niagara Region is different because of differences in the average number of employees in agricultural firms between the two jurisdictions.

The CONSTRUCTION WORKFORCE will consist of a large number of tradesmen employed for varying lengths of time over the construction period of eighteen months. These trades are well-represented by potential workers within commuting distance of the site. It is therefore predicted that no new housing units would be required. In addition, little induced employment would be generated because the construction workers, being already established in a household, would be unlikely to significantly change their spending patterns. Some sensitivity analysis on this factor is in process to determine whether ongoing monitoring is advisable.

Appendix D
Labour Force Model

APPENDIX D
Labour Force Model

Statistics are obtainable from two sources that are not entirely compatible. Therefore historic trends are specifically identified by source -- Statistics Canada, Ontario Statistics and Niagara Region. Generally, Statistics Canada data is more useful for long term trends because of the level of detail available and the degree of accuracy within census years. Forecasts are generally more reliable at the local level from Niagara Region staff. Whenever available, other forecasts are shown for comparison purposes.

Labour force statistics are intimately tied to overall population figures. Hence, information presented will begin with population and proceed to labour force characteristics. The model will therefore present the following measures.

* Population
    - Statistics Canada
    - Ontario Statistics
    - Niagara Region Forecasts

* Households
    - Statistics Canada
    - Ontario Statistics
    - Niagara Region Forecasts

* Persons per Household
    - Statistics Canada
    - Ontario Statistics
    - Niagara Region Forecasts

* Labour Force
    - Statistics Canada
    - Unemployed
    - Migration
    - Employed
    - Participation Rate
    - Occupation
        - managerial
        - teaching
        - clerical
        - sales
        - service
        - farming (including other primary
        - processing (including machining,construction transportation)
        - other (including Not Stated)

NIAGARA REGION ECONOMIC MODEL - LABOUR FORCE

I. ECONOMIC BASE

	1971	1976	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001
A. POPULATION																							
a. Statistics Canada	347323	365530	368295	370135	371615	373325	375315																
b. Ontario Statistics	347329	365440	368289	367738	371620	373010	369312	378300	379820	381540	383160	384780	386400	387400	388400	389400	390400	391400	391760	392120	392480	392840	393200
Annual Increase(%)				-0.001	0.011	0.004	-0.010	0.024	0.004	0.004	0.004	0.004	0.004	0.003	0.003	0.003	0.003	0.003	0.002	0.002	0.002	0.001	0.001
c. Niagara Region Forecasts #								373300	373740	374190	374620	375060	375500	376140	376780	377420	378060	378700	379340	379980	380620	381260	381900
Annual Increase(%)								0.011	0.001	0.001	0.001	0.001	0.001	0.002	0.002	0.002	0.002	0.009	0.009	0.008	0.008	0.008	0.002
B. HOUSEHOLDS																							
a. Statistics Canada	100950	116935	127490																				
b. Ontario Statistics	102155	116900	126995	129030	138965	140099																	
c. Niagara Region Forecasts							140700	141400	142000	142600	143200	143800	144400	145100	145800	146500	147200	147900	149250	150660	152040	153420	154800
Annual Increase(%)				0.016	0.077	0.009	0.004	0.005	0.004	0.004	0.004	0.004	0.021	0.022	0.022	0.023	0.024	0.005	0.006	0.007	0.008	0.008	0.009
PERSONS PER HOUSEHOLD																							
a. Statistics Canada	3.4	3.1	2.9																				
b. Ontario Statistics			2.9	2.85	2.67	2.66																	
c. Niagara Region Forecasts							2.62	2.64	2.63	2.62	2.62	2.61	2.60	2.59	2.58	2.58	2.57	2.56	2.54	2.52	2.50	2.49	2.47
C. LABOUR FORCE Statistics Canada	145485		179475	180370	181200	182170	183100	184000	185020	186040	187060	188080	189100	189940	190780	191620	192460	193300	193940	194580	195220	195860	196500
UNEMPLOYED			9445	9492	9536	9587	9636	9683	9737	9790	9844	9898	9952	9996	10040	10084	10129	10173	10206	10240	10274	10307	10341
NET COMMUTERS			12570	12633	12691	12759	12824	12887	12958	13030	13101	13173	13244	13303	13362	13421	13479	13538	13583	13628	13673	13718	13762
EMPLOYED IN REGION	134505		157460	158245	158973	159824	160640	161430	162325	163220	164115	165009	165904	166641	167378	168115	168852	169589	170151	170712	171274	171835	172397
PARTICIPATION RATE (%)	59.0		63.0	63.2	62.8	62.9	63.9	62.7	62.7	62.8	62.9	62.9	61.7	61.8	62.0	62.2	62.4	62.6	62.8	63.0	63.2	63.4	63.7

NIAGARA REGION ECONOMIC MODEL - LABOUR FORCE (CONTINUED)

	1971	1976	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001
E. OCCUPATION (#)																							
a. Managerial/Administration	4945		12750	12824	12882	12954	13010	13077	13150	13222	13295	13367	13440	13501	13561	13622	13683	13744	13789	13834	13879	13924	13969
b. Teaching/Related	5505		6035	6070	6097	6132	6163	6190	6224	6259	6293	6327	6361	6390	6419	6448	6477	6506	6527	6548	6569	6591	6612
c. Medicine/Health	4810		6935	6975	7007	7046	7082	7113	7153	7192	7231	7271	7310	7343	7376	7409	7443	7476	7500	7525	7549	7573	7598
d. Technical/Social/Religion	5355		9950	10008	10053	10109	10160	10206	10262	10319	10375	10432	10489	10536	10583	10631	10678	10726	10761	10796	10831	10866	10901
e. Clerical/Related	19665		28190	28353	28492	28642	28796	28914	29074	29234	29395	29555	29715	29850	29984	30119	30253	30388	30487	30586	30686	30785	30884
f. Sales	13375		16000	16093	16165	16256	16333	16411	16502	16593	16684	16775	16866	16942	17018	17095	17171	17247	17304	[illegible]	17417	17473	17529
g. Service	10270		23585	23722	23829	23963	24084	24191	24325	24459	24593	24727	24861	24973	25086	25199	25311	25424	25507	[illegible]	25673	25756	25839
h. Farming/Primary	5055		7180	7222	7254	7295	7332	7364	7405	7446	7487	7529	7568	7603	7637	7671	7706	7740	7765	7790	7816	7841	7866
i. Processing	7555		10755	10817	10866	10927	10982	11031	11092	11153	11215	11276	11337	11389	11439	11491	11542	11593	11631	11669	11707	11745	11783
j. Machining	20085		28295	28449	28578	28738	28893	29011	29172	29333	29494	29654	29815	29950	30085	30220	30355	30490	30590	30689	30789	30889	30988
k. Construction	8775		9810	9867	9911	9967	10017	10062	10118	10173	10229	10285	10341	10389	10434	10481	10529	10575	10609	10644	10679	10713	10748
l. Transportation	5085		6190	6216	6244	6279	6311	6339	6374	6409	6444	6479	6514	6544	6573	6603	6632	6662	6684	6705	6727	6749	6771
m. Other/Not Applicable	19590		10325	10385	10432	10490	10543	10590	10649	10708	10766	10825	10884	10933	10982	11031	11081	11130	11166	11203	11239	11275	11312
TOTAL	130070		175980	177000	177800	178800	179700	180500	191500	182500	183500	184500	185500	186340	187180	188020	188860	189700	190320	190940	191560	192180	192800

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NIAGARA REGION ECONOMIC MODEL - LABOUR FORCE (CONTINUED)

II. OWMC FACILITY CHARACTERISTICS

Employment Multiplier:	1.50
Ratio of Workers From Outside Region:	0.40
Ratio of New Housing Units (Outside)	0.60

	1971	1976	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001
E. OCCUPATION (#)																							
a. Managerial/Administration																							
b. Teaching/Related													22	22	22	22	22	22	22	22	22	22	22
c. Medicine/Health																							
d. Technical/Social/Religion																							
e. Clerical/Related													57	57	57	57	57	57	57	57	57	57	57
f. Sales													8	8	8	8	8	8	8	8	8	8	8
g. Service													96	96	96	96	96	96	96	96	96	96	96
h. Farming/Primary													7	7	7	7	7	7	7	7	7	7	7
i. Processing											-5	-5	-4	-4	-4	-4	-4	-4	-4	-4	-4	-4	-4
j. Machining													67	67	67	67	67	67	67	67	67	67	67
k. Construction																							
l. Transportation											180	360											
m. Other/Not Applicable													35	35	35	35	35	35	35	35	35	35	35
TOTAL										0	175	355	288	288	288	288	288	288	288	288	288	288	288

F. HOUSEHOLDS

	1971	1976	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001
New Housing Units										0	-1	-1	69	69	69	69	69	69	69	69	69	69	69

NIAGARA REGION ECONOMIC MODEL - LABOUR FORCE (CONTINUED)

III. ADJUSTED ECONOMIC BASE

	1971	1976	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001
A. POPULATION																							
a. Statistics Canada	347323	365530	368295	370135	371615	373325	375315																
b. Ontario Statistics	347329	365440	368298	367738	371620	373010	369312	378300	379920	381540	383150	384790	386400	387400	388400	389400	390400	391400	391760	392120	392480	392840	393200
Annual Increase(%)				-0.001	0.011	0.004	-0.010	0.024	0.004	0.004	0.004	0.004	0.004	0.003	0.003	0.003	0.003	0.003	0.002	0.002	0.002	0.001	0.001
c. Niagara Region Forecasts #				0	0	0	0	373330	373740	374180	374803	375430	375800	376439	377079	377717	378356	378995	379632.	380270.	380908.	381546.	382195
Annual Increase(%)								0.011	0.001	0.001	0.002	0.002	0.001	0.002	0.002	0.002	0.002	0.009	0.008	0.008	0.008	0.009	0.008
B. HOUSEHOLDS																							
a. Statistics Canada	100950	116935	127490																				
b. Ontario Statistics	102155	116900	126995	129030	138965	140099																	
c. Niagara Region Forecasts							140700	141400	142000	142600	143270	143942	144515	145215	145915	146615	147315	148015	149395	150775	152155	153535	154915
Annual Increase(%)				0.016	0.077	0.008	0.004	0.005	0.004	0.004	0.005	0.005	0.022	0.023	0.023	0.023	0.023	0.005	0.006	0.007	0.008	0.008	0.009
PERSONS PER HOUSEHOLD																							
a. Statistics Canada	3.4	3.1	2.9																				
b. Ontario Statistics			2.9	2.85	2.67	2.66																	
c. Niagara Region Forecasts							2.62	2.64	2.63	2.62	2.62	2.61	2.60	2.59	2.58	2.58	2.57	2.56	2.54	2.52	2.50	2.49	2.47
C. LABOUR FORCE Statistics Canada	145485		179475	180370	181200	182170	183100	184000	185020	186040	187130	188222	189215	190055	190895	191735	192575	193415	194055	194695	195335	195975	196615
UNEMPLOYED			9445	9492	9536	9587	9636	9683	9737	9790	9739	9685	9779	9823	9867	9911	9956	10000	10033	10067	10101	10134	10168
NET COMMUTERS			12570	12633	12691	12759	12924	12997	12958	13030	13106	13183	13252	13311	13370	13429	13498	13546	13591	13636	13681	13726	13770
EMPLOYED IN REGION	134505		157460	158245	158973	159924	160640	161430	162325	163220	164295	165355	166194	166921	167658	168395	169132	169869	170431	170992	171554	172115	172677
PARTICIPATION RATE (%)	59.0		63.0	63.2	62.8	62.9	63.9	62.7	62.7	62.8	62.9	63.1	61.7	61.8	62.0	62.3	62.6	62.7	63.0	63.2	63.4	63.6	63.8

NIAGARA REGION ECONOMIC MODEL - LABOUR FORCE (CONTINUED)

	1971	1976	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001
E. OCCUPATION (#)																							
a. Managerial/Administration	4945		12750	12824	12882	12954	13020	13077	13150	13222	13295	13367	13462	13523	13583	13644	13705	13766	13811	13856	13901	13946	13991
b. Teaching/Related	5505		6035	6070	6097	6132	6163	6190	6224	6259	6293	6327	6361	6390	6419	6448	6477	6506	6527	6548	6569	6591	6612
c. Medicine/Health	4810		6935	6975	7007	7046	7082	7113	7153	7192	7231	7271	7310	7343	7376	7409	7443	7476	7500	7525	7549	7573	7598
d. Technical/Social/Religion	5355		9950	10008	10053	10109	10160	10206	10262	10319	10375	10432	10545	10593	10640	10688	10735	10783	10818	10853	10988	10923	10958
e. Clerical/Related	19665		28190	28353	28490	28642	28786	28914	29074	29234	29395	29555	29723	29858	29992	30127	30261	30396	30495	30594	30694	30793	30892
f. Sales	13375		16000	16093	16165	16256	16338	16411	16502	16593	16684	16775	16952	17038	17114	17191	17267	17343	17400	17456	17513	17569	17625
g. Service	10270		23585	23722	23829	23963	24094	24191	24325	24459	24591	24727	24868	24990	25093	25206	25318	25431	25514	25597	25680	25763	25846
h. Farming/Primary	5055		7180	7222	7254	7295	7332	7364	7405	7446	7482	7521	7564	7599	7633	7667	7702	7736	7761	7786	7812	7837	7862
i. Processing	7555		10755	10817	10866	10927	10990	11031	11092	11153	11215	11276	11404	11455	11506	11558	11609	11660	11698	11736	11774	11812	11850
j. Machining	20085		28295	28449	28578	28739	28883	29011	29172	29333	29494	29654	29815	29950	30085	30220	30355	30490	30590	30689	30789	30889	30988
k. Construction	8775		9810	9867	9911	9967	10017	10062	10118	10173	10409	10545	10341	10388	10434	10481	10529	10575	10609	10644	10679	10713	10748
l. Transportation	5085		6190	6216	6244	6279	6311	6339	6374	6409	6444	6477	6549	6579	6609	6638	6667	6697	6719	6740	6762	6784	6806
m. Other/Not Applicable	19520		10325	10385	10432	10490	10543	10590	10649	10708	10766	10825	10884	10933	10992	11031	11081	11130	11166	11203	11239	11275	11312
TOTAL	130070		175980	177000	177800	178800	179700	180500	181500	182500	183675	184855	185788	186628	187468	188308	189148	189988	190608	191228	191848	192468	193088

WEST LINCOLN ECONOMIC MODEL - LABOUR FORCE

1. ECONOMIC BASE

	1971	1976	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001
A. POPULATION																							
a. Statistics Canada	8395	9459	9846																				
b. Ontario Statistics	8278	9469	9865	9836	9892	9892	9925																
Annual Increase(%)				-0.003	0.006	0.000	0.003																
c. West Lincoln Forecast								9940	9951	9963	9975	9988	10000	10020	10040	10060	10090	10100	10116	10132	10148	10164	10180
Annual Increase(%)								0.002	0.001	0.001	0.001	0.001	0.001	0.002	0.002	0.002	0.002	0.010	0.010	0.009	0.009	0.008	0.008
B. HOUSEHOLDS																							
a. Statistics Canada	2310																						
b. Ontario Statistics			2926	2959	2971	2994																	
c. West Lincoln Forecasts							3007	3020	3040	3060	3080	3100	3120	3128	3136	3144	3152	3160	3172	3184	3196	3208	3220
Annual Increase(%)				0.011	0.004	0.008	0.004	0.004	0.007	0.007	0.007	0.006	0.033	0.029	0.025	0.021	0.017	0.003	0.003	0.003	0.003	0.004	0.004
PERSONS PER HOUSEHOLD																							
a. Statistics Canada	3.9																						
b. Ontario Statistics			3.37	3.32	3.33	3.30																	
c. West Lincoln Forecasts							3.30	3.29	3.27	3.26	3.24	3.22	3.21	3.20	3.20	3.20	3.20	3.20	3.19	3.18	3.18	3.17	3.16
C. LABOUR FORCE																							
Statistics Canada	3350		4425	4412	4425	4437	4452	4460	4473	4486	4500	4510	4520	4536	4552	4568	4584	4600	4606	4612	4618	4624	4630
UNEMPLOYED			288	287	288	289	290	290	291	292	293	294	294	295	296	297	298	299	300	300	301	301	301
NET COMMUTERS			440	439	440	441	443	443	445	446	447	448	449	451	453	454	456	457	458	459	459	460	460
EMPLOYED IN WEST LINCOLN			3697	3686	3697	3707	3720	3726	3737	3748	3760	3768	3776	3790	3803	3816	3830	3843	3848	3853	3859	3863	3868
PARTICIPATION RATE (%)	62.0		62.3	62.4	61.8	62.0	62.0	62.1	62.2	62.3	62.4	62.5	62.5	62.6	62.7	62.7	62.8	62.1	62.2	62.3	62.4	62.5	62.7

WEST LINCOLN ECONOMIC MODEL - LABOUR FORCE (CONTINUED)

	1971	1976	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001
E. OCCUPATION (#)																							
a. Managerial/Administration	65		280	279	280	281	282	282	283	284	285	285	286	287	288	289	290	291	291	292	292	293	293
b. Teaching/Related	100		135	135	135	135	136	136	136	137	137	138	138	138	139	139	140	140	141	141	141	141	141
c. Medicine/Health	70		165	165	165	165	166	166	167	167	168	168	169	169	170	170	171	172	172	172	172	172	173
d. Technical/Social/Religion	55		170	170	170	170	171	171	172	172	173	173	174	174	175	175	176	177	177	177	177	178	178
e. Clerical/Related	260		570	568	570	572	573	575	576	578	580	581	582	584	586	588	590	593	593	594	595	596	596
f. Sales	210		280	279	280	281	282	282	283	284	285	285	286	287	288	289	290	291	291	292	292	293	293
g. Service	175		175	174	175	175	176	176	177	177	178	178	179	179	180	181	181	182	182	182	183	183	183
h. Farming/Primary	970		760	758	760	762	765	766	768	770	773	775	776	779	782	785	787	790	791	792	793	794	795
i. Processing	155		265	264	265	266	267	267	268	269	269	270	271	272	273	274	275	275	276	276	277	277	277
j. Machining	485		570	568	570	572	573	575	576	578	580	581	582	584	586	588	590	593	593	594	595	596	596
k. Construction	240		365	364	365	366	367	368	369	370	371	372	373	374	375	377	378	379	380	380	381	381	382
l. Transportation	215		370	369	370	371	372	373	374	375	376	377	378	379	381	382	383	385	385	386	386	387	387
m. Other/Not Applicable	485		175	174	175	175	176	176	177	177	178	178	179	179	180	181	181	182	182	182	183	183	183
TOTAL	3485		4280	4267	4280	4292	4306	4314	4326	4339	4353	4362	4372	4387	4403	4418	4434	4449	4455	4461	4467	4472	4478

WEST LINCOLN ECONOMIC MODEL - LABOUR FORCE (CONTINUED)

II. OWMC FACILITY CHARACTERISTICS

Employment Multiplier: 1.50
Ratio of Workers From Outside Region: 0.40
Ratio of New Housing Units (Outside) 0.60

	1971	1976	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001
E. OCCUPATION (#)																							
a. Managerial/Administration																							
b. Teaching/Related																							
c. Medicine/Health																							
d. Technical/Social/Religion																							
e. Clerical/Related																							
f. Sales													37	37	37	37	37	37	37	37	37	37	37
g. Service													1	1	1	1	1	1	1	1	1	1	1
h. Farming/Primary											-5	-5	-4	-4	-4	-4	-4	-4	-4	-4	-4	-4	-4
i. Processing																							
j. Machining																							
k. Construction											72	144											
l. Transportation													14	14	14	14	14	14	14	14	14	14	14
m. Other/Not Applicable													63	63	63	63	63	63	63	63	63	63	63
TOTAL								0	0	0	67	139	111	111	111	111	111	111	111	111	111	111	111
B. HOUSEHOLDS																							
New Housing Units								0	0	0	-1	-1	27	27	27	27	27	27	27	27	27	27	27

WEST LINCOLN ECONOMIC MODEL - LABOUR FORCE (CONTINUED)

III. ADJUSTED ECONOMIC BASE

	1971	1976	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001
A. POPULATION																							
a. Statistics Canada	8395	9459	9846	0	0	0	0	0															
b. Ontario Statistics	8278	9469	9865	9836	9892	9892	9925	0															
Annual Increase(%)				-0.003	0.006	0.000	0.003																
c. West Lincoln Forecast	0	0	0	0	0	0	9,925	9,940	9,951	9,963	10,062	10,167	10,142	10,162	10,182	10,202	10,222	10,242	10258	10273	10289	10305	10,320
Annual Increase(%)								0.002	0.001	0.001	0.010	0.010	-0.002	0.002	0.002	0.002	0.002	0.010	0.009	0.009	0.009	0.008	0.008
B. HOUSEHOLDS																							
a. Statistics Canada	2310	0	0	0	0	0	0																
b. Ontario Statistics	0	0	2926	2959	2971	2994	0																
c. West Lincoln Forecasts							3007	3020	3040	3060	3106.8	3156	3164	3172	3180	3188	3196	3204	3216	3228	3240	3252	3264
Annual Increase(%)				0.011	0.004	0.008	0.004	0.004	0.007	0.007	0.015	0.016	0.040	0.044	0.039	0.026	0.013	0.003	0.003	0.003	0.003	0.004	0.004
PERSONS PER HOUSEHOLD																							
a. Statistics Canada	3.9	0	0	0	0	0	0																
b. Ontario Statistics	0.00	0.00	3.37	3.32	3.33	3.30	0.00																
c. West Lincoln Forecasts	0.00	0.00	0.00	0.00	0.00	0.00	3.30	3.29	3.27	3.26	3.24	3.22	3.21	3.20	3.20	3.20	3.20	3.20	3.19	3.18	3.18	3.17	3.16
C. LABOUR FORCE																							
Statistics Canada	3250	0	4425	4412	4425	4437	4452	4460	4473	4496	4527	4566	4564	4580	4596	4612	4628	4644	4650	4656	4662	4668	4674
UNEMPLOYED			288	287	288	289	290	290	291	292	253	210	228	229	230	231	232	233	233	234	234	234	235
NET MIGRATION			440	439	440	441	443	443	445	446	450	454	454	455	457	459	460	462	462	463	464	464	465
EMPLOYED IN REGION	134505		3697	3696	3697	3707	3720	[illegible]	3727	3748	3824	3901	3893	3896	3910	3913	3936	3950	3955	3960	3965	3970	3975
PARTICIPATION RATE (%)	59.0		63.0	63.4	62.9	63.1	63.0	63.1	63.2	63.3	62.9	64.3	66.6	65.8	65.9	66.0	66.1	65.3	65.4	65.6	65.7	65.8	65.9

WEST LINCOLN ECONOMIC MODEL - LABOUR FORCE (CONTINUED)

	1971	1976	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001
E. OCCUPATION (8)																							
a. Managerial/Administration	65		280	279	280	281	282	282	283	284	285	285	286	287	288	289	290	291	291	292	292	293	293
b. Teaching/Related	100		135	135	135	135	136	136	136	137	137	138	138	138	139	139	140	140	141	141	141	141	141
c. Medicine/Health	70		165	165	165	165	166	166	167	167	168	168	169	169	170	170	171	172	172	172	172	172	173
d. Technical/Social/Religion	55		170	170	170	170	171	171	172	172	173	173	174	174	175	175	176	177	177	177	177	178	178
e. Clerical/Related	260		570	568	570	572	573	575	576	578	580	581	582	584	586	588	590	593	593	594	595	596	596
f. Sales	210		280	279	280	281	282	282	283	284	285	285	323	324	325	326	327	328	328	329	329	330	330
g. Service	175		175	174	175	175	176	176	177	177	178	178	180	180	181	182	182	183	183	183	184	184	184
h. Farming/Primary	670		760	758	760	762	765	766	768	770	769	770	772	775	778	781	783	786	787	788	789	790	791
i. Processing	155		265	264	265	266	267	267	268	269	269	270	271	272	273	274	275	275	276	276	277	277	277
j. Machining	485		570	568	570	572	573	575	576	578	582	581	582	584	586	588	590	593	593	594	595	596	596
k. Construction	240		365	364	365	366	367	368	369	370	443	516	373	374	375	377	378	379	380	380	381	381	382
l. Transportation	215		370	369	370	371	372	373	374	375	376	377	392	393	395	396	397	398	398	400	400	401	401
m. Other/Not Applicable	485		175	174	175	175	176	176	177	177	178	178	242	242	243	244	244	245	245	245	246	246	246
TOTAL	3485		4280	4,267	4,280	4,292	4,306	4,314	4,326	4,339	4,420	4,501	4,483	4,498	4,514	4,529	4,545	4,560	4,566	4,572	4,578	4,583	4,589

Appendix E
Business Activity Model

APPENDIX E
Business Activity Model

Deriving information on firms by Standard Industrial Classification (SIC) Code from the Tele-Direct Yellow Pages consisted of:

- assigning a four digit SIC number to each section in the Yellow Pages using the Standard Industrial Classification Manual published by Statistics Canada;
- entering every firm listed in the Yellow Pages including,

  firm name
  street address
  community
  SIC# (3 possible)
  location -Region
  -West Lincoln
  -Study Area
  number of outlets or plants;

- the entered list was sorted alphabetically and analyzed for multiple entries of the same firm;
- duplicate entries were deleted;
- the list was resorted by SIC number and aggregated to obtain number of firms by SIC code in the Region, West Lincoln and the Study Area;
- a few sectors, such as doctors, lawyers and convenience stores were not entered individually, but were entered as numbers under the appropriate SIC number by location.

NIAGARA REGION ECONOMIC MODEL - BUSINESS ACTIVITY

I. ECONOMIC BASE

	1971	1976	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001
A. NUMBER OF EMPLOYEES																							
a. Agriculture	5520		7570				5940	5940	5900	5850	5800	5750	5700	5640	5580	5520	5460	5400	5320	5240	5160	5080	5000
b. Industrial	56435		75310				67500	67000	66500	66000	65500	64500	63500	62600	61700	60800	59900	59000	58200	57400	56600	55800	55000
c. Commercial	17790		27945				32400	32600	32900	33000	33200	33400	33500	33720	33940	34160	34380	34600	34890	35160	35440	35720	36000
d. Financial	6010		7030				9000	9200	9400	9600	9800	10000	10100	10320	10540	10760	10980	11200	11360	11520	11680	11840	12000
e. Tourism	9815		15836				17100	17500	17900	18100	18400	19700	19000	19320	19640	19960	20290	20600	20880	21160	21440	21720	22000
f. Institutional	25635		41371				45900	46600	47300	48000	48700	49400	50000	50840	51680	52520	53360	54200	54960	55720	56480	57240	58000
g. Other	1480		2133				2160	2160	2175	2180	2200	2200	2200	2160	2120	2080	2040	2000	2000	2000	2000	2000	2000
Total Number Of Employees	122685	0	176790	0	0	0	180000	181000	181975	182730	183600	183950	184000	184600	185200	185800	186400	187000	187600	188200	188800	189400	190000
RATIO OF EMPLOYEES																							
a. Agriculture	0.04	0.00	0.04	0.00	0.00	0.00	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03
b. Industrial	0.46	0.00	0.42	0.00	0.00	0.00	0.38	0.37	0.37	0.36	0.36	0.35	0.35	0.34	0.33	0.33	0.32	0.32	0.31	0.30	0.30	0.29	0.29
c. Commercial	0.15	0.00	0.16	0.00	0.00	0.00	0.18	0.18	0.18	0.18	0.18	0.18	0.18	0.18	0.18	0.18	0.18	0.19	0.19	0.19	0.19	0.19	0.19
d. Financial	0.05	0.00	0.04	0.00	0.00	0.00	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06
e. Tourism	0.08	0.00	0.09	0.00	0.00	0.00	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.12
f. Institutional	0.21	0.00	0.23	0.00	0.00	0.00	0.26	0.26	0.26	0.26	0.27	0.27	0.27	0.28	0.28	0.28	0.29	0.29	0.29	0.30	0.30	0.30	0.31
g. Other	0.01	0.00	0.01	0.00	0.00	0.00	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01
	1.00	0.00	1.00	0.00	0.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
B. NUMBER OF FIRMS																							
a. Agriculture							3683	3620	3560	3500	3440	3380	3350	3280	3210	3140	3070	3000	2940	2880	2820	2760	2700
b. Industrial							2017	2050	2075	2100	2125	2150	2350	2420	2490	2560	2630	2700	2660	2620	2580	2540	2500
c. Commercial							3404	3440	3480	3520	3560	3590	3650	3690	3730	3770	3810	3850	3880	3910	3940	3970	4000
d. Financial							1553	1575	1610	1645	1680	1725	1775	1820	1865	1910	1955	2000	2020	2040	2060	2090	2100
e. Tourism							1674	1710	1750	1790	1835	1875	1900	1930	1960	1990	2020	2050	2080	2110	2140	2170	2200
f. Institutional							1145	1160	1180	2000	2025	1250	1290	1304	1328	1352	1376	1400	1420	1440	1460	1480	1500
Total Number Of Firms	0	0	0	0	0	0	13476	13555	13655	14555	14665	13970	14305	14444	14583	14722	14861	15000	15000	15000	15000	15000	15000
RATIO OF FIRMS																							
a. Agriculture	0.00	0.00	0.00	0.00	0.00	0.00	0.27	0.27	0.26	0.24	0.23	0.24	0.23	0.23	0.22	0.21	0.21	0.20	0.20	0.19	0.19	0.18	0.18
b. Industrial	0.00	0.00	0.00	0.00	0.00	0.00	0.15	0.15	0.15	0.14	0.14	0.15	0.16	0.17	0.17	0.17	0.18	0.18	0.18	0.17	0.17	0.17	0.17
c. Commercial	0.00	0.00	0.00	0.00	0.00	0.00	0.25	0.25	0.25	0.24	0.24	0.26	0.26	0.26	0.26	0.26	0.26	0.26	0.26	0.26	0.26	0.26	0.27
d. Financial	0.00	0.00	0.00	0.00	0.00	0.00	0.12	0.12	0.12	0.11	0.11	0.12	0.12	0.13	0.13	0.13	0.13	0.13	0.13	0.14	0.14	0.14	0.14
e. Tourism	0.00	0.00	0.00	0.00	0.00	0.00	0.12	0.13	0.13	0.12	0.13	0.13	0.13	0.13	0.13	0.14	0.14	0.14	0.14	0.14	0.14	0.14	0.15
f. Institutional	0.00	0.00	0.00	0.00	0.00	0.00	0.08	0.09	0.09	0.14	0.14	0.09	0.09	0.09	0.09	0.09	0.09	0.09	0.09	0.10	0.10	0.10	0.10
	0.00	0.00	0.00	0.00	0.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00

NIAGARA REGION ECONOMIC MODEL - BUSINESS ACTIVITY

I. ECONOMIC BASE

	1971	1976	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001
C. ANNUAL SALES ($000)																							
a. Agriculture																							
b. Industrial								121222	129495	136205	144377	153042	162223	171956	182273	193209	204802	217090	230115	243922	258558	274071	290516
c. Commercial								1615442	1712831	1815335	1924255	2039711	2162093	2291819	2429328	2575088	2729593	2893369	3066971	3250999	3446048	3652811	3871980
d. Financial								1938787	2055114	2178421	2309126	2447674	2594534	2750006	2915219	3090132	3275540	3472072	3680397	3901220	4135294	4383411	4646416
e. Tourism								207587	220148	233357	247359	262000	277932	294628	312294	331022	350883	371936	394252	417907	442981	469560	497734
f. Institutional								49948	52945	56122	59489	63055	66842	70852	75103	79610	84386	89449	94815	100505	106536	112929	119703
g. Other								180833	191683	203184	215375	228097	241995	256815	271906	288220	305514	323844	343275	363872	385704	408846	433377
Total Annual Sales	0	0	0	0	0	0	0	4114119	4360966	4622624	4899982	5193980	5505619	5835956	6186114	6557281	6950717	7367761	7809826	8278416	8775121	9301628	9859726

NIAGARA REGION ECONOMIC MODEL - BUSINESS ACTIVITY (CONT'D)

EMPLOYMENT MULTIPLIER : 1.50 1.50

II. FACILITY IMPACT	1971	1976	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001
A. NUMBER OF EMPLOYEES																							
a. Agriculture											-5	-5	-4	-4	-4	-4	-4	-4	-4	-4	-4	-4	-4
b. Industrial											0	0	167	167	167	167	167	167	167	167	167	167	167
c. Commercial											0	0	96	96	96	96	96	96	96	96	96	96	96
d. Financial											0	0	22	22	22	22	22	22	22	22	22	22	22
e. Tourism											0	0	7	7	7	7	7	7	7	7	7	7	7
f. Institutional											0	0	0	0	0	0	0	0	0	0	0	0	0
g. Other																							
Total Number Of Employees	0	0	0	0	0	0	0	0	0	0	-5	-5	288	288	288	288	288	288	288	288	288	288	288
B. NUMBER OF FIRMS																							
a. Agriculture											-3	-3	-2	-2	-2	-2	-2	-2	-2	-2	-2	-2	-2
b. Industrial																							
c. Commercial											0	0	10	11	11	11	11	11	11	11	11	11	11
d. Financial																							
e. Tourism																							
f. Institutional																							
Total Number Of Firms	0	0	0	0	0	0	0	0	0	0	-3	-3	8	8	8	8	8	8	8	8	8	8	9
C. ANNUAL PURCHASES ($000)																							
a. Agriculture								42	45	47	50	53	56	60	63	67	71	75	80	85	90	95	101
b. Industrial								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
c. Commercial								4567	4841	5131	5439	5766	6112	6478	6867	7279	7716	8179	8670	9190	9741	10326	10945
d. Financial								76	81	85	91	96	102	108	114	121	129	136	144	153	162	172	182
e. Tourism								75	80	84	89	95	100	106	113	120	127	134	142	151	160	170	180
f. Institutional																							
Total Annual Purchases	0	0	0	0	0	0	0	4760	5046	5348	5669	6009	6370	6752	7157	7587	8042	8524	9036	9578	10153	10762	11408

NIAGARA REGION ECONOMIC MODEL - BUSINESS ACTIVITY (CONT'D)

III. ADJUSTED ECONOMIC BASE

	1971	1976	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001
A. NUMBER OF EMPLOYEES																							
a. Agriculture	5520	0	7570	0	0	0	5940	5940	5900	5850	5795	5745	5696	5636	5576	5516	5456	5396	5316	5236	5156	5076	4996
b. Industrial	56435	0	75010	0	0	0	67500	67000	66500	66000	65500	64500	63667	62767	61867	60967	60067	59167	58367	57567	56767	55967	55167
c. Commercial	17790	0	27845	0	0	0	32400	32600	32800	33000	33200	33400	33596	33816	34036	34256	34476	34696	34976	35256	35536	35816	36096
d. Financial	6010	0	7030	0	0	0	9000	9200	9400	9600	9800	10000	10122	10342	10562	10782	11002	11222	11382	11542	11702	11862	12022
e. Tourism	9815	0	15836	0	0	0	17100	17500	17800	18100	18400	18700	19007	19327	19647	19967	20287	20607	20887	21167	21447	21727	22007
f. Institutional	25635	0	41371	0	0	0	45900	46600	47300	48000	48700	49400	50000	50840	51680	52520	53360	54200	54960	55720	56480	57240	58000
g. Other	1480	0	2133	0	0	0	2160	2160	2175	2190	2200	2200	2200	2160	2120	2080	2040	2000	2000	2000	2000	2000	2000
Total Number Of Employees	122685	0	176795	0	0	0	180000	181000	181875	182730	183595	183945	184288	184888	185488	186088	186688	187288	187888	188488	189088	189688	190288
RATIO OF EMPLOYEES																							
a. Agriculture	0.04	0.00	0.04	0.00	0.00	0.00	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03
b. Industrial	0.46	0.00	0.42	0.00	0.00	0.00	0.38	0.37	0.37	0.36	0.36	0.35	0.35	0.34	0.33	0.33	0.32	0.32	0.31	0.31	0.30	0.30	0.29
c. Commercial	0.15	0.00	0.16	0.00	0.00	0.00	0.19	0.18	0.18	0.18	0.18	0.18	0.19	0.18	0.18	0.18	0.18	0.19	0.19	0.19	0.19	0.19	0.19
d. Financial	0.05	0.00	0.04	0.00	0.00	0.00	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06
e. Tourism	0.08	0.00	0.09	0.00	0.00	0.00	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.12
f. Institutional	0.21	0.00	0.23	0.00	0.00	0.00	0.26	0.26	0.26	0.26	0.27	0.27	0.27	0.27	0.28	0.28	0.29	0.29	0.29	0.30	0.30	0.30	0.30
g. Other	0.01	0.00	0.01	0.00	0.00	0.00	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01
	1.00	0.00	1.00	0.00	0.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
B. NUMBER OF FIRMS																							
a. Agriculture	0	0	0	0	0	0	3683	3620	3560	3500	3437	3377	3348	3279	3208	3138	3068	2998	2938	2878	2818	2758	2698
b. Industrial	0	0	0	0	0	0	2017	2050	2075	2100	2125	2150	2350	2420	2490	2560	2630	2700	2660	2620	2580	2540	2500
c. Commercial	0	0	0	0	0	0	3404	3440	3480	3520	3560	3590	3660	3701	3741	3781	3821	3861	3891	3921	3951	3981	4011
d. Financial	0	0	0	0	0	0	1553	1575	1610	1645	1680	1725	1775	1820	1865	1910	1955	2000	2020	2040	2060	2080	2100
							1674	1710	1750	1790	1835	1875	1900	1930	1960	1990	2020	2050	2080	2110	2140	2170	2200
e. Tourism	0	0	0	0	0	0																	
f. Institutional	0	0	0	0	0	0	1145	1160	1180	2000	2025	1250	1280	1304	1329	1352	1376	1400	1420	1440	1460	1480	1500
Total Number Of Firms	0	0	0	0	0	0	13476	13555	13655	14555	14662	13967	14313	14452	14591	14730	14869	15008	15008	15008	15008	15008	15009
RATIO OF FIRMS																							
a. Agriculture	0.00	0.00	0.00	0.00	0.00	0.00	0.27	0.27	0.26	0.24	0.23	0.24	0.23	0.23	0.22	0.21	0.21	0.20	0.20	0.19	0.19	0.19	0.18
b. Industrial	0.00	0.00	0.00	0.00	0.00	0.00	0.15	0.15	0.15	0.14	0.14	0.15	0.16	0.17	0.17	0.17	0.18	0.18	0.18	0.17	0.17	0.17	0.17
c. Commercial	0.00	0.00	0.00	0.00	0.00	0.00	0.25	0.25	0.25	0.24	0.24	0.26	0.26	0.26	0.26	0.26	0.26	0.26	0.26	0.26	0.26	0.27	0.27
d. Financial	0.00	0.00	0.00	0.00	0.00	0.00	0.12	0.12	0.12	0.11	0.11	0.12	0.12	0.13	0.13	0.13	0.13	0.13	0.13	0.14	0.14	0.14	0.14
e. Tourism	0.00	0.00	0.00	0.00	0.00	0.00	0.12	0.13	0.13	0.12	0.13	0.13	0.13	0.13	0.13	0.14	0.14	0.14	0.14	0.14	0.14	0.14	0.15
f. Institutional	0.00	0.00	0.00	0.00	0.00	0.00	0.09	0.09	0.09	0.14	0.14	0.09	0.09	0.09	0.09	0.09	0.09	0.09	0.09	0.10	0.10	0.10	0.10
	0.00	0.00	0.00	0.00	0.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00

NIAGARA REGION ECONOMIC MODEL - BUSINESS ACTIVITY (CONT'D)

III. ADJUSTED ECONOMIC BASE

	1971	1976	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001
C. ANNUAL SALES ($000)																							
a. Agriculture								121264	128540	136252	144427	153093	162279	172015	182336	193276	204873	217165	230195	244007	258647	274166	290616
b. Industrial								1615642	1712581	1815335	1924255	2039711	2162093	2291819	2429329	2575088	2729593	2893369	3066971	3250989	3446048	3652811	3871980
c. Commercial								1943354	2059955	2183553	2314566	2453440	2600646	2756685	2922086	3097411	3283256	3480251	3689066	3910410	4145035	4393737	4657361
d. Financial								207763	220229	233443	247449	262295	278034	294716	312399	331143	351011	372072	394396	418060	443144	469732	497916
e. Tourism								50023	53024	56206	59578	63153	66942	70959	75216	79729	84513	89584	94959	100656	106695	113097	119883
f. Institutional								180933	191683	203184	215375	228297	241995	256515	271906	288220	305514	323844	343275	363872	385704	408846	433377
g. Other																							
Total Annual Sales	0	0	0	0	0	0	0	4118879	4366012	4627972	4905651	5199990	5511989	5842709	6193271	6564867	6958759	7376285	7818862	8287994	8785273	9312390	9871133

WEST LINCOLN ECONOMIC MODEL - BUSINESS ACTIVITY

I. ECONOMIC BASE

	1971	1976	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001
A. NUMBER OF EMPLOYEES																							
a. Agriculture	1290		770				800	820	821	825	830	832	835	844	853	862	871	880	904	928	952	976	1000
b. Industrial	256		1230				1290	1305	1390	1460	1540	1620	1700	1780	1860	1940	2020	2100	2160	2220	2280	2340	2400
c. Commercial	605		1210				1385	1465	1545	1645	1735	1825	1900	1980	2060	2140	2220	2300	2360	2420	2480	2540	2600
d. Financial	0		0				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
e. Tourism	0		0				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
f. Institutional	0		435				450	470	494	520	545	573	600	604	608	612	616	620	636	652	668	684	700
g. Other	0		0				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Number Of Employees	2151	0	3645	0	0	0	3925	4060	4250	4450	4650	4850	5035	5208	5381	5554	5727	5900	6060	6220	6380	6540	6700
RATIO OF EMPLOYEES																							
a. Agriculture	0.60	0.00	0.21	0.00	0.00	0.00	0.20	0.20	0.19	0.19	0.18	0.17	0.17	0.16	0.16	0.16	0.15	0.15	0.15	0.15	0.15	0.15	0.15
b. Industrial	0.12	0.00	0.34	0.00	0.00	0.00	0.33	0.32	0.32	0.33	0.33	0.33	0.34	0.34	0.35	0.35	0.35	0.36	0.36	0.36	0.36	0.36	0.36
c. Commercial	0.29	0.00	0.33	0.00	0.00	0.00	0.36	0.36	0.37	0.37	0.37	0.38	0.38	0.38	0.38	0.39	0.39	0.39	0.39	0.39	0.39	0.39	0.39
d. Financial	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
e. Tourism	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
f. Institutional	0.00	0.00	0.12	0.00	0.00	0.00	0.11	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.11	0.11	0.11	0.11	0.10	0.10	0.10	0.10	0.10
g. Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	1.00	0.00	1.00	0.00	0.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
B. NUMBER OF FIRMS																							
a. Agriculture							716	730	740	750	760	770	780	792	804	816	828	840	853	866	879	892	905
b. Industrial							29	30	31	32	33	34	35	37	39	41	43	45	47	49	51	53	55
c. Commercial							179	190	200	210	220	230	240	252	264	276	288	300	312	324	336	348	360
d. Financial							0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
e. Tourism							0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
f. Institutional							19	21	22	24	26	28	29	32	34	37	39	42	44	45	47	48	50
Total Number Of Firms	0	0	0	0	0	0	943	971	993	1016	1039	1062	1084	1113	1141	1170	1198	1227	1256	1284	1313	1341	1370
RATIO OF FIRMS																							
a. Agriculture	0.00	0.00	0.00	0.00	0.00	0.00	0.76	0.75	0.75	0.74	0.73	0.73	0.72	0.71	0.70	0.70	0.69	0.68	0.68	0.67	0.67	0.66	0.66
b. Industrial	0.00	0.00	0.00	0.00	0.00	0.00	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04
c. Commercial	0.00	0.00	0.00	0.00	0.00	0.00	0.19	0.20	0.20	0.21	0.21	0.22	0.22	0.23	0.23	0.24	0.24	0.24	0.25	0.25	0.26	0.26	0.26
d. Financial	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
e. Tourism	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
f. Institutional	0.00	0.00	0.00	0.00	0.00	0.00	0.02	0.02	0.02	0.02	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.04	0.04	0.04	0.04
	0.00	0.00	0.00	0.00	0.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00

I. ECONOMIC BASE

WEST LINCOLN ECONOMIC MODEL - BUSINESS ACTIVITY (CONT'D)

	1971	1976	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001
C. ANNUAL SALES ($000)																							
a. Agriculture								19178	20329	21548	22841	24212	25664	27204	28837	30567	32401	34345	36406	38590	40905	43360	45961
b. Industrial								37949	40226	42639	45198	47910	50784	53831	57061	60485	64114	67961	72039	76361	80942	85799	90947
c. Commercial								32291	34228	36282	38459	40767	43213	45806	48554	51467	54555	57828	61298	64976	68874	73007	77387
d. Financial								3731	3955	4193	4444	4710	4993	5293	5610	5947	6303	6682	7083	7508	7958	8435	8942
e. Tourism								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
f. Institutional								1900	2014	2135	2263	2399	2543	2695	2857	3028	3210	3403	3607	3823	4053	4296	4553
g. Other																							
Total Annual Sales	0	0	0	0	0	0	0	95049	100752	106797	113205	119997	127197	134829	142919	151494	160583	170218	180431	191257	202733	214897	227790

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WEST LINCOLN ECONOMIC MODEL - BUSINESS ACTIVITY (CONT'D)

EMPLOYMENT MULTIPLIER : 1.50 1.50

	1971	1976	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001
A. NUMBER OF EMPLOYEES																							
a. Agriculture											-5	-5	-4	-4	-4	-4	-4	-4	-4	-4	-4	-4	-4
b. Industrial											0	0	77	77	77	77	77	77	77	77	77	77	77
c. Commercial											0	0	37	37	37	37	37	37	37	37	37	37	37
d. Financial											0	0	0	0	0	0	0	0	0	0	0	0	0
e. Tourism											0	0	1	1	1	1	1	1	1	1	1	1	1
f. Institutional											0	0	0	0	0	0	0	0	0	0	0	0	0
g. Other																							
Total Number Of Employees	0	0	0	0	0	0	0	0	0	0	-5	-5	111	111	111	111	111	111	111	111	111	111	111
B. NUMBER OF FIRMS																							
a. Agriculture											-5	-5	-4	-4	-4	-4	-4	-4	-4	-4	-4	-4	-4
b. Industrial											-1	-3	2	2	2	2	2	2	2	2	2	2	2
c. Commercial											0	0	5	5	5	5	5	5	5	5	5	5	5
d. Financial																							
e. Tourism																							
f. Institutional																							
Total Number Of Firms	0	0	0	0	0	0	0	0	0	0	-6	-8	3	3	3	3	3	3	3	3	3	3	3
C. ANNUAL PURCHASES ($000)																							
a. Agriculture								42	45	47	50	53	56	60	63	67	71	75	80	85	90	95	101
b. Industrial								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
c. Commercial								1827	1937	2053	2176	2307	2445	2592	2747	2912	3087	3272	3469	3676	3897	4131	4379
d. Financial								30	31	34	36	38	40	43	45	48	51	54	57	60	64	68	72
e. Tourism																							
f. Institutional																							
Total Annual Purchases	0	0	0	0	0	0	0	1899	2013	2134	2262	2397	2541	2694	2855	3027	3208	3401	3605	3821	4050	4293	4551

WEST LINCOLN ECONOMIC MODEL - BUSINESS ACTIVITY (CONT'D)

III. ADJUSTED ECONOMIC BASE

	1971	1976	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001
A. NUMBER OF EMPLOYEES																							
a. Agriculture	1290	0	770	0	0	0	800	820	821	825	825	827	831	840	849	858	867	876	900	924	948	972	996
b. Industrial	256	0	1230	0	0	0	1280	1305	1380	1460	1540	1620	1777	1857	1937	2017	2097	2177	2237	2297	2357	2417	2477
c. Commercial	605	0	1210	0	0	0	1395	1465	1555	1645	1735	1825	1937	2017	2097	2177	2257	2337	2397	2457	2517	2577	2637
d. Financial	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
e. Tourism	0	0	0	0	0	0	0	0	0	0	0	0	1	1	1	1	1	1	1	1	1	1	1
f. Institutional	0	0	435	0	0	0	450	470	494	520	545	573	600	604	608	612	616	620	636	652	668	684	700
g. Other	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Number Of Employees	2151	0	3645	0	0	0	3925	4060	4250	4450	4645	4845	5146	5319	5492	5665	5838	6011	6171	6331	6491	6651	6811
RATIO OF EMPLOYEES																							
a. Agriculture	0.60	0.00	0.21	0.00	0.00	0.00	0.20	0.20	0.19	0.19	0.18	0.17	0.16	0.16	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15
b. Industrial	0.12	0.00	0.34	0.00	0.00	0.00	0.33	0.32	0.32	0.33	0.33	0.33	0.35	0.35	0.35	0.36	0.36	0.36	0.36	0.36	0.36	0.36	0.36
c. Commercial	0.28	0.00	0.33	0.00	0.00	0.00	0.36	0.36	0.37	0.37	0.37	0.38	0.38	0.38	0.38	0.38	0.39	0.39	0.39	0.39	0.39	0.39	0.39
d. Financial	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
e. Tourism	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
f. Institutional	0.00	0.00	0.12	0.00	0.00	0.00	0.11	0.12	0.12	0.12	0.12	0.12	0.12	0.11	0.11	0.11	0.11	0.10	0.10	0.10	0.10	0.10	0.10
g. Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	1.00	0.00	1.00	0.00	0.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
B. NUMBER OF FIRMS																							
a. Agriculture	0	0	0	0	0	0	716	730	740	750	755	765	776	788	800	812	824	836	849	862	675	888	901
b. Industrial	0	0	0	0	0	0	29	30	31	32	31	31	37	39	41	43	45	47	49	51	53	55	57
c. Commercial	0	0	0	0	0	0	179	190	200	210	220	230	245	257	269	281	293	305	317	329	341	353	365
d. Financial	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
e. Tourism	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
f. Institutional	0	0	0	0	0	0	19	21	22	24	26	28	29	32	34	37	39	42	44	45	47	48	50
Total Number Of Firms	0	0	0	0	0	0	943	971	993	1016	1033	1054	1087	1115	1144	1172	1201	1230	1258	1287	1316	1345	1373
RATIO OF FIRMS																							
a. Agriculture	0.00	0.00	0.00	0.00	0.00	0.00	0.76	0.75	0.75	0.74	0.73	0.73	0.71	0.71	0.70	0.69	0.69	0.68	0.67	0.67	0.67	0.66	0.66
b. Industrial	0.00	0.00	0.00	0.00	0.00	0.00	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04
c. Commercial	0.00	0.00	0.00	0.00	0.00	0.00	0.19	0.20	0.20	0.21	0.21	0.22	0.23	0.23	0.23	0.24	0.24	0.25	0.25	0.26	0.26	0.26	0.27
d. Financial	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
e. Tourism	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
f. Institutional	0.00	0.00	0.00	0.00	0.00	0.00	0.02	0.02	0.02	0.02	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.04	0.04	0.04	0.04
	0.00	0.00	0.00	0.00	0.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00

WEST LINCOLN ECONOMIC MODEL - BUSINESS ACTIVITY (CONT'D)

III.ADJUSTED ECONOMIC BASE

	1971	1976	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001
C. ANNUAL SALES ($000)																							
a. Agriculture								19220	20373	21596	22891	24265	25721	27264	28900	30634	32472	34420	36485	38674	40995	43455	46062
b. Industrial								37949	40226	42639	45198	47910	50784	53831	57061	60485	64114	67961	72039	76361	80942	85799	90947
c. Commercial								34118	36165	38335	40635	43073	45658	48397	51301	54379	57642	61100	64766	68652	72771	77138	81766
d. Financial								3761	3987	4226	4479	4748	5033	5335	5655	5994	6354	6735	7140	7568	8022	8503	9013
e. Tourism								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
f. Institutional								1900	2014	2135	2263	2399	2543	2695	2857	3028	3210	3403	3607	3823	4053	4296	4553
g. Other																							
Total Annual Sales	0	0	0	0	0	0	0	96948	102765	108931	115467	122395	129738	137523	145774	154520	163792	173619	184036	195078	206783	219190	232342

Appendix F
Property Value Model

APPENDIX F

Property Value Model

Real properties are divided into at least five classes for assessment purposes, as follows:

- Residential units
- Farm residential units (farms)
- Farm land
- Commercial
- Commercial vacant land.

For evaluation of property values, these categories are too general for proper analysis because of the wide variation in the characteristics of the properties within them. For the purposes of this analysis the categories are further divided into the following classifications:

- Residential units
  - homes and farm residences under 2 hectares
  - vacant lots
- Farm residential units
  - 2 to 9.9 hectares
  - 10 to 20.2 hectares
  - over 20.2 hectares
- Farm land
- Commercial
- Commercial vacant land.

Trends in property values are establised over the January, 1980 to June, 1987 period within the Local Study Area (West Lincoln), which has already been defined as the eastern one-half of the former Gainsborough Township.

To act as a comparison for West Lincoln prices and to serve as an ongoing indicator of property values completely outside the sphere of influence of the OWMC facility, two communities were chosen for analysis of property values. Norwich Township was chosen because it has a population similar in size to West Lincoln Township, is in a Restructed County (which is similar in structure to a regional municipality) and has a comparable econimic base, rural/small urban mix and is located close to a major urban community. It also has been host to a controversial lanfill site, so some information on property value impacts from a directly comparable site is available.

The Haldimand Town was chosen because it is part of a regional municiality, has a similar economic base to West Lincoln Township, is located close to Hamilton, as is West Lincoln, has a rural/small urban mix, has not been host to a controversial landfill site, has a similar population density and is fairly close in size.

Appendix F-1 describes property value trends in the Local Study Area, while F-2 addresses transactions in Norwich Township and F-3 transactions in Haldimand Town.

It is almost impossible to eliminate all of the anomalies in a data base of this sort. Reasons for this are:

- vacant property is purchased and subsequently built on
- major renovations done by owner
- insufficient data in the Instrument to identify the property in the Assessment Roll
- other considerations not revealed in the instrument
- recording errors on the Instrument, in the Assessment Roll or in transferring information.

Where information about a transaction was incomplete or contradictory, the transaction was eliminated from the analysis. Other sources of information about property sales was used wherever it was available and deemed reliable. Examples of this are observations by consultants, survey responses and miscellaneous municipal records and reports. Sales transactions for nominal amounts for various reasons (e.g. "love and affection", inheritance, MTC road purposes) were also eliminated because they are not "at market". The information retained for analysis is as good as the current sources can make it.

Real property transactions were obtained by analyzing the fee books at the various Registry Offices. Each instrument that represented a "grant" or "transfer", was then scrutinized to obtain:

- sale date
- property description
- geographic location
- purchaser name
- vendor name
- sale price
- assessment roll number (when available)

As discussed above, each transaction was scrutinized in order to delete non-arms length transfer and sales to MTC.

The municipal assessment roll was then consulted to obtain:

- property class
- assessed value
- detailed property description
- assessment roll number

The information thus generated was entered into the computer database for subsequent analysis.

Appendix I shows that urban housing prices in selected, similar-sized urban centers in Ontario move in long-term concert with short-term fluctuations where a specific centre may temporarily fall back or jump ahead in average housing prices, but eventually readjust to the common level.

The attached table of realty price trends obtained from the St. Catherines District Real Estate Board for District 5 shows the trend in realty prices since 1980 with more detailed information emerging since 1986. District 5 is the area encompassing the proposed site and includes all of the Study Area plus adjacent rural areas.

Average prices are fairly consistent with the resullts obtained from computer analysis of actual transactions, even though two other Real Estate

Boards gather data on sales in the same geographic area. Some sales are recorded two or three times (once in each REB) others are only recorded once. Data from the other real estate boards are not presented here because the data is consolidated with transactions from other areas to a degree that makes any analysis meaningless.

Comparison of Real Estate Price Trends in West Lincoln, Norwich and Haldimand

Residential Units

The 1987 average price of residential units is $89,600 in the Local Study Area, $62,100 in Norwich Township and $82,300 in Haldimand Town. In all three locations prices seem to be keeping pace with inflation, with the possible exception of Norwich where prices may be lagging. The current differential among the communities is therefore most likely traceable to differences in average housing quality and economic stability. For residential units, residential housing prices are similar between West Lincoln and Haldimand. The larger number of transactions in Haldimand is reflected in the smaller fluctuations in the value of the standard deviation from year-to-year compared to the other two areas. Overall however, the standard deviation in all areas is in the $25,000 to $32,000 range, indicating a similar level of variation in prices and thus an acceptable comparison base.

All jurisdictions show a price slump bottoming in 1984 with growth exceeding inflation since. A slight softening may be occurring in 1987. Overall, it is expected that residential housing prices will rise at the rate of inflation over the long term with significant short-term fluctuations.

Residential Vacant Lots

The average price of residential vacant lots in 1986 is $20,850 in West Lincoln, $16,433 in Norwich Township and $19,725 in Haldimand Town. The average price in West Lincoln in 1987 consists of three sales, one of which is unusually high. As a result 1986 is chosen as a comparison year instead. The average prices show the same relative distribution among the three areas as residential housing prices with overall growth lagging behind the inflation rate in all jurisdictions, but still exhibiting growth in absolute terms. Over the next twenty years, the long-term growth should approach the rate of inflation, but may not attain it. Random short-term fluctuations will follow the lead of residential housing prices. West Lincoln and Haldimand are closer in value and higher than Norwich and will probably continue to do so.

Hobby Farms (between 2 and 10 Hectares)

In all three areas, there are too few hobby farms trading to permit statistical analysis. Overall, prices per hectare in West Lincoln are higher than either of the other two areas (West Lincoln - $24,700, Norwich - $15,000, Haldimand - $18,300), but no other conclusions are appropriate.

Small Farms (10 to 20.2 Hectares)

The overall average price per hectare for small farms is $7,000 in West Lincoln, $10,000 in Norwich and $5,000 in Haldimand. This differential, when taken in the context of residential housing price comparisons is probably caused by the nature of small farms in each location. Tobacco and poultry operations are characterized by small landholdings and extensive buildings, thus explaining the higher prices in Norwich where tobacco farming is prevalent. Norwich does not experience enough transactions in small farms to permit analysis, but Haldimand and West Lincoln both show an almost constant value per hectare for farms in the 10 to 20.2 hectare size since 1983. Indicating that prices are declining at the rate of inflation and will probably continue to do so over the long-term. Haldimand and West Lincoln should continue to maintain the present comparable values.

Large Farms (Over 20.2 hectares)

There are relatively fewer transactions of large farms in the Local Study Area than in the other two locations. Average 1987 prices per hectare are $3,710 in West Lincoln, $3,080 in Norwich and $2,119 in Haldimand in all areas these averages are below the overall average for the 1980 to 1987 period, indicating that large farm prices are falling in absolute terms even without an inflationary adjustment. Over the next twenty years, these prices should hold to a constant dollar level, thus effectively decreasing at the level of inflation.

Farmland

The value of raw farmland (total average price per hectare for the 1980 to 1987 period) is $3,000 in West Lincoln, $5,000 in Norwich and $3,000 in Haldimand. Prices in West Lincoln have been relatively constant in absolute terms, while Norwich has experienced a decline, probably caused by the decline in the tobacco industry, and Haldimand has shown a mixed result, but trending slightly upward. The expectation is that the price per hectare of farmland will continue to fluctuate around $3,000 per hectare, thus losing value at the rate of inflation growth.

TRENDS IN HOUSING PRICES IN DISTRICT 5, ST. CATHARINES DISTRICT REAL ESTATE BOARD

————— AVERAGE SELLING PRICE —————

HOUSING TYPE	1980	1981	1982	1983	1984	1985	1986	1987
Overall Residential	$48,209	$49,649	$48,468	$53,476	$57,810	$62,700		
Urban Bungalow							$ 90,788	$106,781
Urban 2 Storey							$ 97,513	$101,031
Rural Bungalow							$105,090	$104,625
Rural Split							$ 88,944	$124,450
Residential Lot (<1.2 hect.)							$ 27,400	$ 37,645

Source: St. Catharines District Real Estate Board

APPENDIX F-1

PROPERTY VALUE

Properties in the neighbourhood of the proposed OWMC site fall into two distinct classes, residential and farm.

Prices for residential property are currently increasing at a rate greater than the level of inflation. Farm prices on the other hand are decreasing at least at the current inflation rate. This creates very different situations with respect to property value impacts and protection.

Residential Property

The price of residential housing units in the study area (east one-half of former Gainsborough Township) is expected to increase at greater than inflation rates for at least the next year. Over the long run residential housing prices will keep pace with inflation with short-term fluctuations of as much as fifteen percent. In a property value protection program for these properties, adequate protection is provided only if homeowners are guaranteed the value they would have experienced if the OWMC site had not been present, that is, a price that at least kept pace with inflation. If the guarantee is to preserve the September, 1985 price (or some other date), then price increases in general should more than cover decreases caused by the OWMC presence, so the cost to OWMC should be zero. A monitoring program that tracks residential housing prices in similar communities is planned in case of controversy and to provide a standard of comparison. (Norwich and Haldimand).

It must be emphasized that this "no-cost" prediction is based on no direct property acquisition and resale by OWMC and no "caution" entries against deeds. Both of these actions could have, by themselves, a significant negative impact on the value of the properties involved.

Farm Property

Farm prices in the study area are, at best, holding their own in absolute terms, that is, they are trading at a constant dollar value. This means they are depreciating in real value at the rate of inflation. This phenomenon is prevalent throughout Ontario and is expected to continue for some time. Eventually prices should reverse and increase at the rate of inflation over the long term, but when this trend will emerge is indeterminate. The current situation is expected to prevail over the next five years.

A property value protection program that guarantees a value as of a specified date (say September, 1985) would provide adequate protection, since these properties are decreasing in value at the inflation rate in any event. A completely accurate program however, would guarantee prices established through a monitoring program that would identify actual trends in farm prices, by farm size and type.

A uniform policy of guaranteeing a dollar value established as of a specified date would tend to penalize residential home owners and benefit farm owners. The existence of a buy-out program would tend to influence the price of property in the vicinity, thus creating the need for a standard of comparison (Norwich).

Future Directions

From now until the facility has been in operation for a full year, UPDATES ON PROPERTY TRANSACTIONS in the study area should be carried out every six months.

HOBBY FARMS are in a grey area because much of the price is determined by the property's value as a residential unit. If they become a significant element in any property value protection program, further analysis should be carried out.

OWMC PROPERTY VALUE PROTECTION PROGRAMS could have a direct influence on property values. Each proposed program should be analyzed from this point of view.

The property value and economic impacts of various OUT-MIGRATION SCENARIOS must be evaluated from the point of view of alternative disposition of the properties involved. It is not reasonable, even in a "worst-case" scenario, to assume that these properties would be abandoned. Some consideration must also be given to uses for property acquired by OWMC as a result of a buy-out program. There is some indication that at least the farmland would be in demand for rental and there is an existing market for the rental of residential units -- a market that should be enhanced through the jobs created by the OWMC facility.

LOCAL STUDY AREA (WEST LINCOLN)

Of the 400 transactions for analysis, the following classifications have been identified:

*	Residential units	
	- with homes and farm residences	178
	- vacant lots	43
*	Farm residential units	
	- 2 to 9.9 hectares	31
	- 10 to 20.2 hectares	37
	- over 20.2 hectares	37
*	Farm land	49
*	Commercial and other	25
		400

Farm residential units under 2 hectares classification has been merged with Residential Units. A farm residential unit of less than 2 hectares exhibits the same price characteristics as a residential unit since there is insufficient farmland involved to affect the price.

Residential Units (178 sales)

Table 1 shows the analysis of the 178 sales recorded since January, 1980. The average selling price in 1980 was $59,300 increasing to $89,615 by June, 1987. If the 1980 average price had increased at the inflation rate (Consumers Price Index) over the same period, the average price in June, 1987 would have been

$91,209, indicating that residential housing prices in the study area have almost kept up with inflation. However, this is a combination of less than inflationary increases up to 1984 followed by average price increases exceeding the inflation rate.

This trend is in conformity with general trends in housing prices in the "Golden Triangle" during the same period (Appendix I). It remains to be seen whether the current situation will continue or whether the softening of real estate prices observed in the larger area will also apply in the Local Study Area.

Residential Vacant Properties (43 sales)

The actual average price per year from January, 1980 to June, 1987 fluctuates around the total average price of $25,943. When compared to a 1980 inflated average price as calculated using the Consumer Price Index inflation factor, the actual average sale price is lower throughout (Table 2) except for 1987 when one of the three sales is inordinately high.

When we use a prior year inflated as our comparison of actual average prices, the yearly fluctuation becomes readily apparent.

The 1987 variance between the prior year inflated and the average price could indicate a trend toward higher average prices but the small number of transactions in that year make this inconclusive. In fact, the small number of transactions in as many of the years makes year-to-year comparisons questionable. The long term trend is for higher prices, but at less than inflationary rates.

Farm Residential Units Below 10 Hectares (Hobby Farms) (31 sales)

The fluctuations in the value of the standard deviation from year to year in both total sales price and average price per hectare indicate that thirty-one transactions are not enough in the period to provide a valid statistical analysis (Table 3). It is possible that some of the sale prices include chattels. This obscures the value of the properties themselves and destroys a comparative value analysis. In addition, the small amount of farmland involved tends to cause prices to behave more like residential units then farms. One of the three 1987 sales was at a very low figure, thus distorting the 1987 averages.

Farm Residential Units of 10 to 20.2 Hectares (small farms)

Thirty-seven small farms in the 10 to 20.2 hectare size were sold from 1980 to 1987. The summary of these sales is shown in Table 4. The average price per hectare from 1980 to June, 1987 fluctuates quite widely from year to year, but does indicate a fairly level trend around $7,244. Generally, prices remained static as the average price per hectare in 1980 at $7,249 is actually greater than the full year average of $6,672 for 1986. The 1980 average price per hectare inflated to June, 1987 is $11,149. At no time in these seven and one-half years did average prices per hectare reach this level. This indicates that the price of farms in this class is declining, probably at the rate of growth of inflation.

Farm Residential Units of Over 20.2 Hectares

Thirty-seven sales of farms occurred from 1980 to 1987. The statistical analysis is summarized on Table 5. The average price of farmland fluctuates from year to year as does the average price per hectare over the seven and one-half year period, emphasized by a general rise from $4,250 to $6,330 in 1984 followed by a large drop to $2,367 in 1985. The inflated 1980 average price is greater than the actual every year with the exception of 1984.

Recent trends to not indicate any price increases emerging to negate the fact the prices for this category are static and that the average price per hectare is declining at the rate of inflation as measured by the Consumer Price Index.

Farmland Property (49 sales)

Table 6 contains the statistical analysis for the 49 farmland transactions. These properties are valued basically by their land value and not the buildings, a per hectare average price comparison with inflation is more appropriate and informative than average price per unit. There are sufficient transactions to establish a current trend, but the average number of annual sales (6) is a little small to be completely reliable, but it is fairly clear that the price per hectare of farmland in the study area is not keeping pace with inflation. Only in 1983 and 1987 did the average price per hectare exceed the prior year's average price per hectare inflated. The 1986 drop in average price per hectare to $2,536 from $3,416 in 1985 implies a decrease in the per hectare value of farmland, but the 1987 transactions show a remarkable recovery inspite of a single sale at a large price. The large standard deviation per hectare in 1987 of $3,899 indicate that the rise might be spurious. Farmland prices should be monitored closely to determine whether a trend is developing. The average price per hectare in this class from January, 1980 to June, 1987 show a fairly constant market that is generally declining because of the rate of inflation.

Commercial - properties vary greatly from one to another. The price very often reflects the success of the business rather than the value of the real property. Price comparisons of commercial property are therefore very difficult, if not impossible. A record of twenty-five sales in seven and one-half years is scarcely enough to give even a vague impression. For the twenty-five sales recorded, two sales represent a second sale of a property that was already sold within the period. In both instances the second sale was for a significantly lower price.

ONTARIO WASTE MANAGEMENT CORPORATION

APPENDIX F-1

WEST LINCOLN TOWNSHIP

TABLE 1

RESIDENTIAL UNIT TRANSACTIONS WITH CLASS CODE "RU"

	1980	1981	1982	1983	1984	1985	1986	1987	Total
# TRANSACTIONS	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
AVERAGE PRICE	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
RANGE:									
HIGH	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
LOW	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
STANDARD DEV.	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
% PRICE INDEX	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	

AVERAGE PRICE INFLATED FOR CONSUMERS PRICE INDEX

	1980	1981	1982	1983	1984	1985	1986	1987
1980 Avg. Price	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Prior Year Inflated	n/a	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

Source: Appendix F-1, Table 7

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[illegible]

ONTARIO WASTE MANAGEMENT CORPORATION

APPENDIX F-1

WEST LINCOLN TOWNSHIP

TABLE 2

RESIDENTIAL VACANT PROPERTIES WITH CODE "VL"

	1980	1981	1982	1983	1984	1985	1986	1987	Total
# TRANSACTIONS	7	5	6	8	1	1	10	3	43
AVERAGE PRICE	$20,500	$28,600	$22,791	$25,175	$15,750	$33,750	$20,850	$61,167	$25,947
RANGE:									
High	$150,000	$44,000	$45,000	$45,500	$28,500	$54,900	$36,000	$150,000	$150,000
Low	$3,000	$21,500	$4,750	$6,000	$3,000	$10,500	$6,500	$15,000	$3,000
STANDARD DEV.	$22,661	$8,089	$11,831	$10,722	$10,750	$21,000	$10,627	$61,831	$16,948
CU PRICE INDEX	100.00%	111.49%	124.63%	131.63%	137.57%	143.09%	148.93%	153.81%	

AVERAGE PRICE INFLATED FOR CONSUMERS PRICE INDEX

1980 Avg. Price	$20,500	$31,171	$28,406	$33,159	$21,667	$48,219	$31,050	$94,078
Prior Year Inflated	n/a	$23,060	$31,699	$24,108	$26,270	$16,381	$35,078	$21,530

Source: Appendix F-1, Table 8

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ONTARIO WASTE MANAGEMENT CORPORATION

APPENDIX F-1

WEST LINCOLN TOWNSHIP

TABLE 3

FARM RESIDENTIAL TRANSACTIONS BETWEEN 2 AND 10 HECTARES WITH CODE "FRU"

	1980	1981	1982	1983	1984	1985	1986	1987	Total
# TRANSACTIONS	4	3	1	4	5	1	9	3	30
AVERAGE PRICE	$156,250	$164,000	$117,500	$56,375	$119,360	$135,000	$144,956	$66,167	$113,050
RANGE:									
High	$190,000	$300,000	$117,500	$110,000	$155,000	$135,000	$295,000	$150,000	$300,000
Low	$100,000	$60,000	$117,500	$31,000	$63,000	$135,000	$66,000	$6,500	$6,500
STANDARD DEV.	$34,120	$130,559	$0	$31,383	$39,844	$0	$85,186	$61,025	$56,561
AVG. PRICE HECTARE	$26,217	$37,351	$46,420	$11,910	$17,594	$18,519	$32,858	$10,101	$24,747
RANGE:									
High	$39,375	$78,335	$46,420	$27,160	$23,969	$18,519	$60,293	$14,455	$78,335
Low	$18,921	$6,734	$46,420	$3,771	$6,918	$18,519	$10,190	$1,771	$1,771
STAND. DEV/HECTARE	$9,253	$30,164	$0	$9,361	$6,090	$0	$15,003	$10,576	$11,760
C. PRICE INDEX	100.00%	112.49%	124.63%	131.83%	137.57%	143.08%	148.93%	153.81%	

AVERAGE PRICE PER HECTARE INFLATED FOR CONSUMERS PRICE INDEX

	1980	1981	1982	1983	1984	1985	1986	1987
1980 Avg. Price	$26,217	$29,490	$32,675	$34,563	$36,067	$37,512	$39,045	$40,323
Prior Year Inflated	n/a	$29,490	$41,386	$49,101	$12,429	$18,298	$19,276	$33,934

Source: Appendix F-1, Table 9

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ONTARIO WASTE MANAGEMENT CORPORATION

APPENDIX F-1

WEST LINCOLN TOWNSHIP

TABLE 4

FARM RESIDENTIAL TRANSACTIONS 10 TO 20.2 HECTARES WITH CODE "FRU"

	1980	1981	1982	1983	1984	1985	1986	1987	Total
# TRANSACTIONS	2	4	1	7	7	4	8	4	37
AVERAGE PRICE	$123,900	$117,700	$65,000	$113,271	$85,500	$74,493	$97,738	$149,750	$104,726
RANGE:									
High	$173,300	$195,000	$65,000	$350,000	$115,000	$129,017	$160,000	$330,000	$350,000
Low	$74,500	$61,900	$65,000	$50,000	$55,000	$36,954	$43,000	$65,000	$36,954
STANDARD DEV.	$49,400	$45,171	$0	$99,348	$17,503	$33,669	$35,169	$105,925	$53,009
AVG. PRICE/HECTARE	$7,249	$8,018	$4,196	$7,511	$7,167	$5,957	$6,672	$9,302	$7,244
RANGE:									
High	$9,104	$13,201	$4,196	$10,369	$9,393	$9,223	$11,506	$17,336	$10,869
Low	$5,394	$5,675	$4,196	$2,971	$4,109	$3,650	$2,795	$3,019	$2,571
STAND. DEV/HECTARE	$1,855	$3,004	$0	$5,660	$1,566	$2,089	$3,040	$5,664	$3,298
C. PRICE INDEX	100.00%	112.49%	124.63%	131.83%	137.57%	143.08%	148.93%	153.81%	

AVERAGE PRICE PER HECTARE INFLATED FOR CONSUMERS PRICE INDEX

	1980	1981	1982	1983	1984	1985	1986	1987
1980 Avg. Price	$7,249	$8,155	$9,035	$9,557	$9,973	$10,373	$10,797	$11,150
Prior Year Inflated	n/a	$8,155	$8,884	$4,438	$7,837	$7,454	$6,232	$6,891

Source: Appendix F-1, Table 10
Morehouse Economic Planning Consultants
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ONTARIO WASTE MANAGEMENT CORPORATION

APPENDIX F-1

WEST LINCOLN TOWNSHIP

TABLE 5

FARM RESIDENTIAL TRANSACTIONS GREATER THAN 20.2 HECTARES WITH CODE "FRU"

	1980	1981	1982	1983	1984	1985	1986	1987	Total
# TRANSACTIONS	5	4	5	3	7	2	7	4	37
AVERAGE PRICE	$116,350	$144,625	$133,950	$163,333	$158,469	$277,500	$115,386	$97,004	[illegible]
RANGE:									
High	$201,750	$590,000	$192,150	$240,000	$400,000	$300,000	$129,600	$134,215	$590,000
Low	$45,000	$63,000	$90,000	[illegible]	$40,000	$55,000	$50,000	$70,000	$40,000
STANDARD DEV	$44,933	$222,513	$34,501	$57,667	$106,319	$112,500	$30,791	$25,607	[illegible]
AVG. PRICE HECTARE	$3,331	$3,774	$3,554	$4,250	$4,330	$2,367	$4,057	$3,710	$4,177
RANGE:									
High	$4,952	$4,701	$6,743	$6,047	$19,753	$2,672	$6,232	$5,561	$19,753
Low	$1,938	$2,520	$2,079	$2,818	$1,410	$2,062	$1,982	$2,539	$1,410
STAND. DEV HECTARE	$1,054	$794	$1,669	$1,343	$5,990	$307	$1,434	$1,294	$2,126
C. PRICE INDEX	100.00%	112.49%	124.63%	131.53%	137.57%	143.08%	148.93%	153.91%	

AVERAGE PRICE PER HECTARE INFLATED FOR CONSUMERS PRICE INDEX

1980 Avg. Price	$3,331	$3,747	$4,150	$4,392	$4,583	$4,766	$4,961	$5,127
Prior Year Inflated	n/a	$3,747	$4,182	$3,760	$4,435	$4,533	$2,464	$4,189

Source: Appendix F-1, Table 11

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APPENDIX F-1

WEST LINCOLN TOWNSHIP

TABLE 6

FARMLAND WITH CODE "FL" FOR ALL HECTARE SIZES

	1980	1981	1982	1983	1984	1985	1986	1987	Total
# TRANSACTIONS	6	7	8	6	5	3	8	6	49
AVERAGE PRICE	$48,000	$47,063	$54,963	$32,435	$69,129	$22,889	$43,875	$56,750	$48,114
RANGE:									
High	$70,000	$126,000	$131,500	$60,000	$110,000	$31,666	$60,000	$165,000	$165,000
Low	$32,000	$6,000	$15,000	$10,000	$40,000	$12,000	$25,000	$25,000	$6,000
STANDARD DEV.	$13,376	$36,811	$38,313	$16,652	$30,201	$8,166	$13,393	$49,035	$26,963
AVG. PRICE/HECTARE	$2,509	$2,657	$2,838	$3,422	$2,512	$3,416	$2,536	$5,101	$3,073
RANGE:									
High	$4,452	$4,204	$6,420	$4,720	$4,273	$7,262	$3,631	$11,275	$11,275
Low	$1,580	$422	$1,064	$1,452	$1,068	$891	$1,523	$1,310	$422
STAND. DEV/HECTARE	$989	$1,193	$1,506	$1,017	$1,416	$2,764	$699	$3,899	$1,567
C. PRICE INDEX	100.00%	112.49%	124.63%	131.83%	137.57%	143.08%	148.93%	153.81%	

AVERAGE PRICE PER HECTARE INFLATED FOR CONSUMERS PRICE INDEX

	1980	1981	1982	1983	1984	1985	1986	1987
1980 Avg. Price	$2,509	$2,822	$3,127	$3,308	$3,451	$3,590	$3,737	$3,859
Prior Year Inflated	n/a	$2,822	$2,944	$3,002	$3,571	$2,613	$3,555	$2,619

Source: Appendix F-1, Table 12

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TABLE 7

RESIDENTIAL PROPERTIES WITH CLASS CODE "RU"
PROPERTY TRANSACTIONS FROM JANUARY 1980 TO JUNE 1987
FOR THE STUDY AREA (INCLUDING THE ACCESS ROUTE)

TOWNSHIP	LOT	CON	VENDOR	PURCHASER	ROLL#	PRICE	HECTARES	DATE
Gains.	19	4	R & B Harsanyi	R Szoke	10-01102	$92,500	0.417	1987 06
Louth	23	7	E Litke	M & J Vogelsberg	11-50801	$159,000	4.050	1987 06
Gains.	25	1	W Butler	J & L Kapkey	6-06105	$95,000	0.446	1987 06
Clinton	19	3	H & A Barrett	G & A Walsh	19-122	$129,000	0.057	1987 05
Gains.	22	6	A Sinclair	R & S M Van Dorsten	4-365	$40,000	0.036	1987 05
Gains.	25	2	N & J Stroomer	A & J Palmer	6-070	$64,000	0.239	1987 05
Gains.	24	3	G Fillingham	E & K Phelan	6-075	$65,500	0.194	1987 05
Gains.	28	BF	T & S Milligan	R & A Lane	6-11801	$77,000	0.624	1987 05
Louth	23	2	D & C Good	E A Dueck	6-181	$135,000	0.134	1987 05
Gains.	28	2	R & B Traver	M & R Forestell	6-230	$98,900	0.218	1987 05
Gains.	23	6	E & K Przygoda	L & M Brisbois	4-119	$40,000	0.041	1987 04
Gains.	23	6	R & H Chirka	G & C Ridder	4-131	$82,000	0.211	1987 04
Clinton	1	1	W & J Ashwood	G M Vendittelli	5-034	$89,000	0.000	1987 04
Gains.	2	6	A & J Mills	R & L Witfield	5-231	$103,000	0.378	1987 04
Gains.	25	2	J Lutz & C Stager	K & G Moore	6-098	$94,000	0.421	1987 04
Gains.	28	2	J Robbins	M & W Bartels	6-206	$79,000	0.186	1987 04
Gains.	22	5	W & M Weatherall	F & S Breukelman	4-223	$125,000	5.346	1987 03
Gains.	14	6	N Leonard	D & J Stickle	4-312	$65,000	0.186	1987 03
Gains.	19	4	G & G Manoogian	E & C Kobylka	5-125	$84,000	0.952	1987 03
Gains.	25	1	W C & A Butler	J & L Tryfiak	6-062	$45,000	0.405	1987 02
Gains.	14	4	M Bluim & B Haist	J Sfras & N Mellas	10-176	$220,000	0.531	1987 01
Gains.	23	6	D A & L L Elsegood	M R Otten	4-129	$54,900	0.093	1987 01
Gains.	20	1	S & B Collicutt	C W Reid	7-00305	$55,000	0.413	1987 01
Gains.	15	1	Wellandport Auto & Truck Service	J & D D Peters	7-172	$58,950	0.049	1987 01
Gains.	15	1	D Strawn	A Mataseje	7-167	$48,500	0.101	1986 12
Gains.	18	2	R & W Dobrucki	M & K Nelson	7-02001	$32,000	0.000	1986 11
Gains.	15	1	B Vanderlee	J Peters	7-164	$36,500	0.126	1986 11
Pelham	19	6	D & M Carriere	NR Sawatsky	8-191	$125,000	4.682	1986 11
Clinton	19	3	G Ross	T Potter & J & R Seagram	19-12201	$105,000	0.069	1986 10
Gains.	19	4	S Cheel	C J Manoogian	5-125	$82,000	0.952	1986 10
Gains.	15	1	G Keeping	J & E Hodgson	7-155	$40,000	0.093	1986 10
Gains.	15	1	Van Tuyl Trucking Inc.	B Gregory & R Sprague	7-173	$42,000	0.101	1986 10
Clinton	2	BF	J & D Beckett	R & D Dowling	5-116	$160,000	0.628	1986 09
Clinton	1	1	C & M Simsson	A DiSanto & G & M Vendittelli	5-157	$115,000	0.810	1986 09
Gains.	14	1	W & M Colyn	D & K Swinson	7-037	$75,000	0.432	1986 09
Gains.	16	1	M Wojciechowski	U Garant	7-152	$80,000	1.442	1986 09
Clinton	1	0	W-L & Distr.Assn.Mentally Retarded	B & T Beninger	19-12504	$25,000	0.109	1986 08
Gains.	25	6	M & E Misener	J Askew	4-377	$65,000	0.247	1986 08
Gains.	3	6	K & K Bubish	F & U E Barnfield	5-239	$85,900	0.190	1986 08
Gains.	15	1	J & A Grobbo	R & B Wood	7-156	$41,000	0.097	1986 08
Clinton	1	0	W-L & Distr.Assn.Mentally Retarded	H & L Huisman	19-12502	$30,000	0.109	1986 07
Gains.	24	3	L L Waller	G Fillingham	6-075	$58,500	0.194	1986 07
Gains.	13	05	W. & I. Kroes	R.F. & M. Weese	4-007	$70,000	0.203	1986 06

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TABLE 7

RESIDENTIAL PROPERTIES WITH CLASS CODE 'RU' PROPERTY TRANSACTIONS FROM JANUARY 1980 TO JUNE 1987 FOR THE STUDY AREA (INCLUDING THE ACCESS ROUTE)

TOWNSHIP	LOT	CON	VENDOR	PURCHASER	ROLL#	PRICE	HECTARES	DATE
Louth	23	02	J. & N. Van Der Elzen	E.J. Massuet	6-17808	$130,000	0.097	1986 06
Gains.	14/15	01	F.M. Cavers	J.R. & T.M. Parsons	7-034	$34,000	0.304	1986 06
Gains.	16	04	P. & H. Devries	D.B. & S.E. McCarthy	10-166	$47,000	0.891	1986 04
Gains.	11	05	W.D. & J.W. Beeton	N. Bartel	5-10205	$102,000	4.066	1986 04
Louth	23	02	E.F. & E.R. Millar	W.J. & A.K. Toews	6-12101	$78,900	0.162	1986 04
Gains.	16	05	G. Paul & L. Grant	M.E. Goater	4-048	$89,000	1.964	1986 03
Gains.	23	06	N.A. Galley	B.S. & S.J. Wiebe	4-115	$57,500	0.203	1986 03
Louth	22	01	T.R. & C.F. Sheridan	T.W.A. & T.R. Edwards	6-00704	$88,500	0.089	1986 03
Louth	23	01	J. & J. Marchalewicz	A. Disanto & J.W. Marchalewicz	6-08202	$70,000	0.122	1986 03
Gains.	07	BF	S.J. Vaughan	W.P. & B.J. Mego	8-076	$68,500	0.000	1986 03
Gains.	08	04	W.C. Thomas	R.F. Steele	10-20301	$68,000	0.405	1986 02
Louth	23	BF	A.G. & B.J. Brunet	W.D. Mewhitney	6-07001	$72,900	0.069	1986 02
Gains.	09	05	K. & C.L. McPherson	S.J. & B.A. Hubert	5-20301	$60,000	0.405	1986 01
Gains.	28	02	L.D. & D.J. Book	R.W. & K.A. Woon	6-231	$60,000	0.218	1986 01
Gains.	27/28	02	G. & M. Rabak	W.B. & S.E. Patriquin	6-236	$80,000	0.218	1986 01
Clinton	01	01	J.D. & G.M. Hutchinson	A.A. & H.R. Stiera	5-032	$66,000	0.077	1985 11
Gains.	07	06	A. & E. Brown	R.E. & S.J. Mackenzie	5-074	$69,500	2.523	1985 11
Gains.	19	03	P.H. & V.J. Maylott	G.W. Maylott	10-077	$117,000	0.203	1985 10
Gains.	20/21	6	D.F. Lane	L. & A. Van Egmond	4-402	$12,000	1.652	1985 10
Gains.	25	02	H. & H. Aulph	K. Kratz	6-216	$52,500	0.312	1985 10
Gains.	19	04	D. Beamer	R.A. & B. Harsanye	10-011-2	$75,000	0.417	1985 08
Gains.	23	06	F.A. Sloat	R.J. & H.F. Chirka	4-131	$58,000	0.211	1985 08
Gains.	23	06	F. & G. Zwaagstra	J.H. & J. Haveman	4-132	$54,000	0.170	1985 08
Gains.	25	01	R.G. Waite	G.M. & L.B. Williams	6-058-1	$65,900	0.810	1985 08
Gains.	27/28	02	D.E. & L.J. Bates	C.S. Farkas & D.E. Anger	6-235	$74,500	0.219	1985 08
Gains.	15	01	J. & C.A. Van Tuyl	F.R. & M.K. Stearn	7-112	$42,000	0.122	1985 08
Louth	23	BF	I.D.W. Smith	W.W. & M.E. Kluth	6-047	$87,500	0.000	1985 07
Gains.	27	02	H.W. Powers	L.J. & M.R. Trombley	6-238	$67,000	0.215	1985 07
Gains.	15	01	A. DeVries & J. Guetter	M. Bonsma	7-107	$42,500	0.182	1985 07
Gains.	19	04	J.R. & S.H. Migus	L.R. & M.D. Hackney	10-011-5	$64,500	0.417	1985 06
Gains.	14	04	D.R. & E.I. DeLong	B. Haist & M. Bluhm	10-176	$100,000	0.531	1985 06
Gains.	27	04	D.M. Van Blaricum	D.G. & I. Wiens	5-128	$22,000	0.640	1985 05
Gains.	24	04	C.A. & M. Wright	N. Nieuwold	5-132	$78,000	5.407	1985 05
Gains.	16	01	H. & J. Boverhof	J. & R. Veldman	7-150-1	$65,000	0.421	1985 05
Gains.	21	05	J.D. & J.C. Imhoff	D. & D. Hazell	4-277	$58,000	0.810	1985 04
Gains.	05	06	E.X. & C.A. Plaus	R. & D. Greves	5-64	$73,000	0.324	1985 04
Gains.	25	02	R. & E. Denommee	B. & W. Elmers	6-218	$64,000	0.446	1985 03
Gains.	13	01	P. Dawson	J.R. Waugh	7-18501	$65,000	0.162	1985 03
Gains.	28	02	M. & A. Van Den Boogaard	R. & J. Riva	6-024	$69,500	0.203	1985 02
Pelham	20	07	M. Dom	K.A. Peacock	16-028	$26,000	0.000	1985 01
Gains.	23	06	C.M.A. Von Bargen	B. & S. Cavers	4-113	$25,000	0.169	1985 01
Gains.	22	06	J. & G. & M. Vallance	R. & B. Derksen	4-364	$71,500	0.620	1985 01
Gains.	07	06	P. Derksen	D. & J. Nickerson	5-74-5	$109,000	0.219	1985 01

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TABLE 7

RESIDENTIAL PROPERTIES WITH CLASS CODE "RU" PROPERTY TRANSACTIONS FROM JANUARY 1980 TO JUNE 1987 FOR THE STUDY AREA (INCLUDING THE ACCESS ROUTE)

TOWNSHIP	LOT	CON	VENDOR	PURCHASER	ROLL#	PRICE	HECTARES	DATE
Clinton	01	07	E. Edwards	R.M.D. & L.D. Newman	17-011	$59,000	0.174	1984 12
Gains.	22/23	06	R. & D. Spoelstra	V.M. Wood	4-093	$55,000	0.405	1984 12
Gains.	23	06	B. & M. Horning	C. & B. Lampman	4-130	$50,250	0.138	1984 11
Louth	22	BF	M. & P. Fried	J. & O. Van Gameren	6-06502	$75,000	0.130	1984 11
Gains.	23	06	W. & D. Cavers	D. Stanley	4-124	$30,000	0.502	1984 10
Gains.	15	06	B. Lampman	B.L. & M.J. Daniels	4-315	$42,000	0.304	1984 10
Gains.	25	02	W. & B. & J. McCarthy	P.J. Simmons	6-094	$70,000	0.308	1984 10
Pelham	20	09	M. Pytlak	J.F.& C.F. Vanderzanden	16-110	$48,000	0.810	1984 09
Clinton	01	01	G.E. Culp	J.D. & G.M. Hutchinson	5-032	$54,000	0.077	1984 09
Gains.	28	02	A.L. & E.V. Veerman	W.R. & G.M. Swayze	6-234	$69,000	0.219	1984 09
Gains.	28	02	R.G. & D.L. Metcalfe	P.& W. Van Barneveld	6-18	$46,500	0.405	1984 08
Gains.	23	06	M.D. Post & S.A. MacBride	D.A. & L.L. Elsegood	4-129	$40,000	0.093	1984 07
Gains.	23	05	H. & J.L. Zantingh	G. & G. Pot	4-137	$77,000	0.770	1984 07
Gains.	15	01	W.D. & J.M. Dekker	J.B. & A.D. Grobbo	7-156	$36,000	0.097	1984 07
Gains.	22/23	06	C. Nauman	T.L. Van Der Heiden	4-104	$47,000	0.324	1984 05
Gains.	23	06	J. & S. Ott	H. Buschausen	4-110	$67,500	0.296	1984 05
Gains.	02	05	A.K. & M. Kretz	J.M. Speck	5-189-1	$80,000	1.393	1984 05
Gains.	28	BF	J.D. & Y. Hoover	T. & S. Milligan	6-118-1	$42,500	0.624	1984 05
Gains.	24	02	L. Sikkens & D. DeVries	D. & I. DeVries	6-221	$56,000	0.312	1984 05
Gains.	24	01/02	J.W. Stanicki	G. Yannacos	6-222	$36,000	0.259	1984 05
Gains.	02	06	K.J. & L.M. Staton	D.J. & B. MacGregor	5-230	$68,000	0.810	1984 04
Clinton	01	--	A. Holsaplel	H.R. & A.I. Barrett	19-122	$66,000	0.057	1984 03
Gains.	07	06	E. Carlomusto	H. & T. Rempel	5-076-5	$102,500	0.527	1984 03
Gains.	20	04	E. Van Der Velde	G. Van Der Velde	5-123-1	$56,000	0.782	1984 03
Gains.	20	04	G. & H. Van Der Velde	E. & W. Van Der Velde	5-123-1	$68,000	0.782	1984 03
Gains.	15	01	F. & G. Bosch	P.A. & S.M. Van Baalen	7-165	$38,500	0.101	1984 02
Gains.	14	05	B. & A.W. Wiebe	G.J. Lemieux & H. Meyer	4-262	$36,000	0.474	1984 01
Louth	22	01	P.J.E. & J.W. Albers	J. & B. Albers	6-075	$92,993	1.644	1984 01
Gains.	27	02	M. & J.L. Flikkema	G. & M. Rabal	6-236	$63,000	0.219	1984 01
Louth	23	BF	V. Archibald	D. & D. Walton	6-043	$86,400	0.000	1983 12
Gains.	16	06	D.A. Knutson	R.& J. Friesen	4-353-1	$42,500	0.810	1983 11
Clinton	01	07	M. Vandenbraak	M.M. & T.M. Hope	17-285	$82,500	0.405	1983 10
Gains.	27/28	02	R.W. & M.A. Blakely	D.E. & L.J. Bates	6-235	$66,000	0.219	1983 10
Louth	22	BF	C. & G. Muure	C.M. Dumont	6-06502	$72,200	0.130	1983 09
Louth	23	02	A. Fields	D.A. & R.G. Davis	6-184	$63,000	0.077	1983 09
Gains.	23	05	J.R. & J.C. Barber	H. & J.E.L. Zantingh	4-137	$75,000	0.782	1983 08
Gains.	21	05	B. Hall	J.D. & J.C. Imhoff	4-277	$51,000	0.810	1983 07
Clinton	01	01	S. Donia	P.A. & J.L. Lampman	5-155	$62,000	0.097	1983 07
Gains.	05	06	M. & P. Girotti	F.X. & C.A. Plaus	5-64	$70,000	0.223	1983 07
Louth	22	04	A.T. & E.I. Marinelli	G. & M. Sergente	6-208-1	$84,000	0.365	1983 06
Louth	22	03	O.P. & T.M. Oliveira	H.J. Aulich	6-197-1	$110,000	2.309	1983 05
Gains.	07	06	[illegible].C. Johnson	E. Carlomusto	5-76-5	$92,900	0.543	1983 02
Gains.	19	04	S. Reamer	J.R. & S.H. Migus	10-011-5	$58,500	0.417	1983 01

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RESIDENTIAL PROPERTIES WITH CLASS CODE 'RU'
PROPERTY TRANSACTIONS FROM JANUARY 1980 TO JUNE 1987
FOR THE STUDY AREA (INCLUDING THE ACCESS ROUTE)

TOWNSHIP	LOT	CON	VENDOR	PURCHASER	ROLL#	PRICE	HECTARES	DATE
Gains.	15	01	F. Gee	W. Peereboom	2-7-115	$23,000	0.065	1983 01
Louth	01	03	W.H. & E. Klassen	R. DiPietro	42-070	$62,000	0.000	1983 01
Gains.	02	06	J. & A. Krause	A.E. & J.W. Mills	5-231	$60,000	0.377	1982 12
Gains.	07	05	A.E. LaPage Ltd.	J.A. & D.D. Semenuk	5-150	$65,000	0.405	1982 11
Louth	23	BF	S. Janzen	J.M. & M. Wiebe	6-069	$37,500	0.069	1982 11
Gains.	23	06	D.M. Hoffman	J. & S. Ott	4-110	$59,000	0.000	1982 10
Louth	23	02	A. Lovsin	E.J. & J.L. Lovsin	6-153	$35,000	0.000	1982 10
Louth	22	03	A. & H. Neufeld	R. & K. Poitras	6-18803	$48,000	0.069	1982 10
Louth	22	03	J. & E. Kopriva	O.P. & T.M. Oliveira	6-197-1	$102,000	2.309	1982 10
Pelham	19	06	D.A. Carriere	D.A. Carriere & M. Christie	8-191	$60,000	4.682	1982 10
Gains.	13	05	S.R. & N.L. Dorey	The Canada Trust Company	4-007	$42,750	0.203	1982 09
Louth	23	BF	Harry's Poultry Farm Inc.	G. Kocsis	6-045	$390,000	0.810	1982 09
Clinton	01	08	R.A. & P.G. Blundy	R. Meyer	n/a	$55,500	0.490	1982 07
Gains.	19	04	J. Rosendal	L. McArthur	10-158	$30,000	4.941	1982 05
Gains.	19	04	M.B. & N.A. Turpin	M.W. & A.D. Pink	10-228	$77,000	3.119	1982 04
Gains.	17	06	E.G. & S.M. Metcalfe	R. & C. Gordon	4-391	$57,000	0.251	1982 04
Gains.	14	05	J.L. Lampman	W.G. Bool & L. S. Lampman	4-031	$55,000	0.405	1982 02
Gains.	07	05	L.R. & H.C. Pollard	A.E. LePage Ltd.	5-150	$79,000	0.405	1982 02
Louth	23	02	H.E. & H. Hildebrandt	A. & M.E. Van Dyk Jr.	6-17804	$76,000	0.510	1982 02
Gains.	14/15	01	W.G. & I.J. Topp	D.G. Pitts	7-63	$54,500	2.118	1982 02
Louth	22	01	C.F. & G.J. Jonkman	J.E. & M.M. Thompson	6-07103	$63,900	0.101	1982 01
Pelham	19	06	Estate of W.R. Vasselsue	D.A. Carriere	8-791	$39,000	4.682	1982 01
Louth	23	BF	E. Wray	A.G. & B.J. Brunet	6-070-1	$55,000	0.069	1981 11
Louth	22	03	F. & R. Marchelewicz	E. & T. Reimer	6-112	$55,000	0.142	1981 11
Gains.	04	05	K. Matte	L.J. & Q.V. Wolsley	5-175	$82,500	6.683	1981 09
Gains.	14	05	J. & D. Myshrall	G. & M. Chrysler	4-032	$64,000	0.405	1981 08
Gains.	14	05	E.M. Melnick	B. & A. Wiebe	4-262	$41,000	0.474	1981 08
Gains.	14	06	P.L.A. & A.C. Young	D.A. Knutson	4-353-1	$32,000	0.810	1981 08
Gains.	20	06	B.H. & A. Wiebe	H.G. Kakanouski	4-359	$57,000	2.025	1981 08
Gains.	07	06	U.G. Paul	F. & A. & E. Brown	5-074	$57,900	2.523	1981 08
Gains.	24	02	W. & A. Butler	L. Sikkens & D. DeVries	6-221	$42,500	0.312	1981 03
Gains.	24	01	F. & M. Bouwers	G.E. & S. Austin Jr.	6-8401	$81,000	0.486	1981 03
Gains.	20	01	D. Burse & G. Sweeney	S. Turton & B. Colicutt	7-003-05	$43,000	0.433	1981 01
Pelham	19	07	J. Sawyer	C. & E. Matthews	16-021	$57,000	4.050	1980 11
Pelham	20	07	H. Ukroenz	M. Dom	16-028	$28,900	0.000	1980 11
Louth	22	03	G.H. & S. Reimer	H. & J.N. Janssen	6-18901	$57,000	0.146	1980 11
Gains.	16	01	J.E. & M.B. Bearss	M. Wojciechowski	7-152	$61,000	1.442	1980 11
Gains.	15	01	D.E. Wouthuis	C. Van Tuyl	2-7106	$51,500	0.184	1980 10
Gains.	06	05	G.T. & M.E. Watkinson	M. & W. Kamel	5-148	$67,500	0.810	1980 09
Gains.	20	01	J.P. Crocco	D. Burse & G. Sweeney	7-003-5	$43,000	0.413	1980 08
Louth	23	BF	W.L. Horton	J. & H. Fox	6-046	$64,000	0.000	1980 07
Gains.	13	03	S. Mitic	R.H.J. & H. Lubera	10-180-5	$58,000	0.405	1980 04
Pelham	20	07	J. & S. Lane	R.M. Lane	16-031	$40,000	0.381	1980 04

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TABLE 7

RESIDENTIAL PROPERTIES WITH CLASS CODE 'RU'
PROPERTY TRANSACTIONS FROM JANUARY 1980 TO JUNE 1987
FOR THE STUDY AREA (INCLUDING THE ACCESS ROUTE)

TOWNSHIP	LOT	CON	VENDOR	PURCHASER	ROLL#	PRICE	HECTARES	DATE
Clinton	01	07	J.P. & N. Vangelder	M.P. Vandenbraak & C.A. Davis	17-285	$65,000	0.405	1980 04
Gains.	23	06	E.C. & J.A. Burtch	A. Hoffmann & D.M. Warling	4-110	$55,900	0.292	1980 03
Gains.	15	06	R.P. & M.A. Mercier Jr.	H.J. LeBlanc & D.E. Mander	4-036	$53,500	0.203	1980 01
Gains.	17	06	R.J. & D.M. Taylor	I. & G. Pevatto	4-057	$67,500	0.891	1980 01
Gains.	23	06	J.M. & D.J. Stewart	E. Horvat	4-094	$43,000	0.207	1980 01
Gains.	27	02	C. & G. Dam	H. & L. Dam	6-237	$136,000	0.219	1980 01

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TABLE 8

RESIDENTIAL VACANT PROPERTIES WITH CLASS CODES 'VL'
PROPERTY TRANSACTIONS FROM JANUARY 1980 TO JUNE 1987
FOR THE STUDY AREA (INCLUDING THE ACCESS ROUTE)

TOWNSHIP	LOT	CON	VENDOR	PURCHASER	ROLL#	PRICE	HECTARES	DATE
Gains.	25	2	N & J North	L Williams	6-214	$18,500	0.417	1987 06
Clinton	1	D	Arnold Hendriks & Sons	R A Hendriks	19-12503	$150,000	0.109	1987 05
Gains.	23	6	E J Przygoda	L A Brisbois	4-120	$15,000	0.369	1987 04
Gains.	19	4	O & D Beamer	R McPherson & L Waller	10-229	$9,500	0.458	1986 12
Gains.	21/22	6	D Lane	Trustee's St. Ann's Comm. Church	4-40501	$12,000	0.810	1986 12
Gains.	25	BF	M Parker - Taggart	R Taggart	6-054/-055	$36,000	0.506	1986 11
Gains.	25	BF	S D Misener	J Peters	6-051	$6,500	0.243	1986 10
Gains.	22	1	G & A Janzen	H & G De Mol & HD Bowman	6-13300	$28,000	1.122	1986 10
Gains.	13	1	W & M Malaschenko	K & E Henningsen	7-135	$35,000	1.559	1986 09
Clinton	1	D	W-L & Distr.Assn.Mentally Retarded	C Beninger	19-12501	$30,000	0.117	1986 08
Gains.	11	4	R.W. & B.F. McCollum	F.C. & S. McCready	10-192	$10,000	0.429	1986 06
Gains.	22	6	L.S. & R.E. Daw	R.A. Sinclair	4-334	$25,000	2.661	1986 06
Gains.	22	6	V.M. Wood	L.S. & R.E. Daw	4-334	$16,500	2.661	1986 05
Gains.	13/14	1	C.E. Holmes	M. Vandervelde	7-120	$54,900	0.304	1985 07
Gains.	15	1	H. Lane	D. MacRain	7-155	$12,500	0.093	1985 07
Gains.	19	3	William Eisenberg & Co. Receivers	W. & J. Zdichavski	10-103	$28,500	0.203	1984 08
Louth	23	1	H.M.W. Munns	N. & A. Pascas	6-05401	$3,000	0.150	1984 02
Gains.	21	6	D. Lane	J.B. Van Egmond	4-404	$30,000	0.186	1983 12
Gains.	15	1	W. Kroeken	P.H. & S.L. Schutton	7-114	$28,000	0.049	1983 11
Gains.	12	3	C. & N. McBride	T.P. Hamilton	10-120	$20,000	0.122	1983 08
Gains.	17	3	B. & W. Miller	W.& J. Devries	10-108	$27,000	0.178	1983 07
Gains.	18	4	T. Dimakis	H. Derksen	10-17-1	$17,000	0.595	1983 05
Gains.	23	5	Hamilton Wentworth Credit Union Ltd	J.T. Weriman & J. Ouwersloot	5-090	$27,900	0.340	1983 04
Louth	22	1	H.H. Wall	D.D. High	6-08302	$45,500	1.794	1983 03
Gains.	14/15	1	The Director, Veteran's Land Act	J. Walter & A. Huclyt	7-33-5	$6,000	0.000	1983 01
Pelham	19	4	Simpson Towing Ltd.	Hissem's Garage (John Hissem)	8-09002	$12,000	0.887	1982 11
Gains.	23	5	Her Majesty the Queen	J.C. McPherson	4-134	$4,750	0.300	1982 10
Gains.	15	1	Burlaris Enterprises Ltd.	T.J. & S. McLean	7-024-1	$27,000	0.223	1982 09
Gains.	28	BF	E.B. Hall	T.R. & R.D. Reese	6-137-1	$20,000	0.770	1982 07
Louth	23	BF	E.M. Gee	J. Easton	6-030	$45,000	0.000	1982 06
Gains.	14	1	D.M. Brand	M. & J. VanDerVelde	7-184	$28,000	0.417	1982 02
Gains.	23	6	E. Taylor	J. & P. MacDougall	4-099	$27,500	0.089	1981 10
Gains.	28	2	A. & W.B. Hogarth	N. Aggelonitis	6-20	$21,500	0.725	1981 09
Gains.	24/25	2	S.L. Ripper	M. & J.L. Fikkema	6-92	$27,500	0.765	1981 06
Gains.	26/27	BF	G. Doerwald	D.G. Matthews	6-121-1	$44,000	0.000	1981 02
Gains.	16	4	L. Mattick	B.E. & C.I. Parker	10-170	$22,500	0.122	1981 01
Louth	23	2	R. & M. Guldemeester	A. Lovain	6-153	$35,000	0.000	1980 10
Pelham	20	7	H.T. & O.H. Beckett	G.H. Peacock	16-025	$40,000	0.498	1980 09
Gains.	24	1	G. Laverdier & J.& H. Prevost	F. Lee	6-127	$4,000	0.113	1980 08
Gains.	15	1	T.R. & C. Edsall	J. Nieuwold	7-026	$22,000	0.142	1980 08
Louth	22	3	Mortgage Insurance Co. of Canada	W.M. & E. Klassen	6-113	$19,000	0.138	1980 05
Gains.	16	1	G. Huizinga	R. & A. Boverhof	7-150-1	$9,000	0.421	1980 05
Gains.	17	3	R. & M. McPherson	P. & W. Miller	10-108	$14,500	0.405	1980 01

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TABLE 9

FARM RESIDENTIAL PROPERTIES WITH CLASS CODE "FRU"
BETWEEN 2 AND 10 HECTARES
PROPERTY TRANSACTIONS FROM JANUARY 1980 TO JUNE 1987
FOR THE STUDY AREA (INCLUDING THE ACCESS ROUTE)

TOWNSHIP	LOT	CON	VENDOR	PURCHASER	ROLL#	PRICE	HECTARES	PRICE PER HECTARE	DATE
Gains.	19	4	L McArthur	J & J Farrer	10-158	$42,000	4.807	$8,737	1987 05
Louth	22	3	M Reimer	Corp. of the Town of Lincoln	6-114	$6,500	5.549	$1,171	1987 05
Gains.	8	6	A Thogerson	J & M Despond	5-088	$150,000	5.670	$26,455	1987 03
Gains.	14	1	K & S Wills	T Bruce & D Driskell	7-131	$95,000	9.315	$10,199	1986 11
Louth	23	6	G & T Dyck	L & R Sicoli	11-301	$85,500	2.633	$32,479	1986 10
Gains.	16	1	M H McPherson	L & J Williams	4-266	$89,000	5.079	$17,524	1986 10
Gains.	23	5	M & J Van der Veen	R & J McLaughlin	4-107	$66,000	3.280	$20,124	1986 09
Clinton	2	BF	B & L Kemp	R & M Jodoin	5-115	$205,000	4.078	$50,265	1986 07
Gains.	6/7	5	Pelham Poultry Farms	P.H. & M.E. Vanderzanden	5-162	$280,000	7.007	$39,963	1986 04
Louth	22	BF	J.J. & M.S. Smeenk	R.J. & N. Oosterhoff	6-06204	$295,000	4.892	$60,298	1986 03
Gains.	6	6	R. Comfort	N. Comfort	5-249	$76,800	2.177	$35,280	1986 02
Louth	22/23	1	W.J. Wall	R.E. & E. Osborne	6-083	$112,300	3.795	$29,593	1986 02
Gains.	5	5	K.T. Matte	W.K. & J.M. Chambers	5-056	$135,000	7.290	$18,519	1985 06
Gains.	23	6	P. Geil	A. & J. Epp.	4-117	$63,000	2.426	$25,969	1984 08
Gains.	4	6	D.J. & D.M. Harris	D.C. & M.L. Loney	5-046	$155,000	7.201	$21,525	1984 06
Gains.	17	6	A.A. Friesen	G.C.L. & B.A. Hoffman	4-392	$136,000	9.720	$13,992	1984 05
Louth	21/22	3	C. & B.J. Ryckman	Harold Wm. Smith Holdings Ltd.	6-10905	$143,378	6.966	$20,583	1984 04
Clinton	1	6	I. & C. Skala	R. & I. Plesko	17-006	$155,000	9.351	$16,575	1984 01
Gains.	14	1	R.P. & F.I. Wills	F.O. & S.M. Wills	7-131	$65,000	9.396	$6,918	1984 01
Gains.	27	2	C.B. & E. White	C.& R. Wlodarczyk	6-208	$110,000	4.050	$27,160	1983 11
Gains.	15	3	M. Hanhan	E. Czense	10-112	$39,000	8.262	$4,720	1983 09
Gains.	15	3	Golden Horseshoe Credit Union	M. Hanhan	10-112	$31,000	8.222	$3,771	1983 08
Louth	22	1	W.J. Wall	D.D. High	6-083	$45,500	3.795	$11,990	1983 03
Louth	23	BF	N.H. & E.C. Hodgson	W.J. & M.L. Hodgson	6-068	$117,500	2.531	$46,420	1982 05
Louth	21	BF	M. & G. Lafrate	478205 Ontario Ltd.	6-058	$300,000	3.827	$78,385	1981 05
Gains.	22/23	5	E.L. Misaner	C.R. & D.E. Carrier	4-224/225	$60,000	8.910	$6,734	1981 04
Louth	23	1	R.C. & G.M. Snyder	H. & E. Saito	6-05001	$132,000	4.901	$26,936	1981 04
Louth	23	2	W.N. & I.B. Syer	J. & I. Koster	6-166	$192,000	4.876	$39,375	1980 09
Louth	22	2	R. Culp	B. Culp	6-170	$100,000	5.285	$18,921	1980 02
Louth	21/22	BF	H. & E. Bijakowski	J. & I. Krause	6-01105	$165,000	6.091	$27,088	1980 01
Louth	21/22	2	G. Wiebe	E.H. Epp	6-096	$168,000	8.622	$19,484	1980 01

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TABLE 10

FARM RESIDENTIAL PROPERTIES WITH CLASS CODE "FRU"
BETWEEN 10 AND 20.2 HECTARES
PROPERTY TRANSACTIONS FROM JANUARY 1980 TO JUNE 1987
FOR THE STUDY AREA (INCLUDING THE ACCESS ROUTE)

TOWNSHIP	LOT	CON	VENDOR	PURCHASER	ROLL#	PRICE	HECTARES	PRICE PER HECTARE	DATE
Pelham	20	5	R & MP Rouillard	JA & CS Cotton	8-136	$120,000	10.125	$11,852	1987 05
Gains.	13	4	J Barber	J Hosegrove	10-182	$65,000	20.193	$3,219	1987 03
Clinton	1/2	2	I W Culp	M L Culp	5-0178	$330,000	19.035	$17,336	1987 02
Gains.	4	6	J Speck	B & S Collicutt	5-211	$84,000	17.496	$4,801	1987 01
Gains.	1	5	E & M Smith	M Allan	5-009	$79,000	14.054	$5,621	1986 11
Pelham	20	5	V Drew	W Molnar	8-137	$70,000	19.971	$3,505	1986 11
Gains.	17	6	P & J Dinga	Canita Farms Ltd.	4-056	$100,000	11.543	$8,664	1986 09
Gains.	24	2	P & M Vander Lee	D Prudden	6-267	$110,000	13.239	$8,309	1986 08
Gains.	25	2	J M Metzke	P A & R L DeVeteuil	6-069	$150,000	19.079	$7,862	1986 07
Pelham	19/20	6	J.& L. Juhasz	R.C.& B. Wilson	8-19201	$160,000	12.794	$12,506	1986 05
Gains.	1	4	M., V., M., M. Hallok	P. & H. Devries	10-22	$69,900	19.873	$3,517	1986 02
Gains.	14	1	M. & J. Vandervelde	D. & N. MacInnes	7-185	$43,000	12.664	$3,395	1986 02
Gains.	14	5	G. McKenna & D. Reynolds	W.C. & J.A. Rockwell	4-025	$64,000	13.365	$4,789	1985 09
Gains.	16	1	D. & J. Emanuele	J. & A. Emanuele	7-097	$36,954	10.125	$3,650	1985 05
Gains.	24	4	C.W. Aylett	W. & A. Hocksema	5-028	$68,000	10.818	$6,286	1985 03
Pelham	20	9	C. Packham	D.R.& M.C. Heffner	16-114	$129,017	13.989	$9,223	1985 01
Gains.	26	1	C.& T. Boisvert	G.R. & M.C. Beckon	6-161	$115,000	15.192	$7,570	1984 12
Gains.	13	3	S. Taylor	B.R. and L. Lee	10-116	$55,000	13.385	$4,109	1984 09
Gains.	15	6	Family Savings & Credit Union Ltd.	N. & E. Wlad	4-314	$93,000	15.483	$6,007	1984 05
Gains.	8	5	J.J. & M.A. Vandervalk	K.J. & L.M. Staton	5-082-1	$83,000	10.125	$8,198	1984 05
Pelham	20	9	M. Faragalli	G. Wilson & C. Packham	16-114	$100,000	13.989	$7,149	1984 04
Pelham	20	5	H.& G. Hildebrand	R.& M.P. Rouillard	8-136	$78,500	10.125	$7,753	1984 04
Gains.	8	6	E. Hildebrand	J. & A.E.J. Grieve	5-217	$95,000	10.125	$9,383	1984 01
Gains.	16	4	J.G. Dillane	de Jonge Farms Ltd.	10-171	$350,000	16.771	$20,869	1983 12
Gains.	14	5	W. & S. Hodgskiss	G. Mckenna & P.D. Reynolds	4-025	$56,900	13.365	$4,257	1983 12
Gains.	22	2	Farm Credit Corp.	S. & D. Boverhof	6-195	$125,000	19.035	$6,567	1983 11
Gains.	13	4	D.& G. Jersak	J.J. Barber	10-182	$60,000	20.193	$2,971	1983 10
Gains.	24/25	2	P.M. Beckett	G.A. & E.Y. Horton	6-096	$71,000	12.409	$5,722	1983 08
Gains.	22	6	B.F. Cavers	B. & W. Miller	4-363	$50,000	11.664	$4,287	1983 07
Gains.	16	1	W. Moroz	D.J.J. & A. Emanuele	7-097	$80,000	10.125	$7,901	1983 05
Pelham	20	7	J.H. & N.J. Rowe	N.& M. Seehagel	16-022	$65,000	15.491	$4,196	1982 06
Gains.	11/12	6	C. Lane	R.C. & F.V. Lane	4-349	$127,000	19.622	$6,472	1981 07
Louth	23	8	Snihur Farms Ltd.	H.A. Staff Ltd.	11-30701	$185,000	14.013	$13,202	1981 05
Gains.	15	4	H.A. Putman & M.E. Robins	W. & E. Patras	10-172-5	$61,900	10.530	$5,878	1981 02
Gains.	12/13	2	R. Kingma	J. & L. Kingma	7-71	$96,906	14.864	$6,520	1981 02
Gains.	22	2	J. & J. Bovarhof	C. Van Soeten	6-195	$173,300	19.035	$9,104	1980 01
Gains.	16/17	1	W. & D. Rouse	L. & M.A. Dutton	7-095-1	$74,500	13.811	$5,394	1980 01

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TABLE 11

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FARM RESIDENTIAL PROPERTIES WITH CLASS CODE 'FRU'
GREATER THAN 20.2 HECTARES
PROPERTY TRANSACTIONS FROM JANUARY 1980 TO JUNE 1987
FOR THE STUDY AREA (INCLUDING THE ACCESS ROUTE)

TOWNSHIP	LOT	CON	VENDOR	PURCHASER	ROLL#	PRICE	HECTARES	PRICE PER HECTARE	DATE
Gains.	14/15	3	H & U & L Pelissero	L & R Pelissero	10-113	$134,215	22.899	$5,861	1987 06
Gains.	2/3	5	J Speci	P & K DeRoche	5-174	$76,800	30.294	$2,535	1987 06
Gains.	17/18	1	L & F Snippe	I & P Eugonidis	7-148	$107,000	35.802	$2,989	1987 06
Gains.	6	6	H C Blenkhorn	H P Burgoyne	5-214	$70,000	20.250	$3,457	1987 01
Gains.	26	5	E & D Eggink	W & M Hoeksema	6-168	$126,200	20.250	$6,232	1986 09
Gains.	21/22	4	W E Dalby	P Krol	5-135	$82,000	21.923	$3,740	1986 07
Gains.	13	6	H.J. & C.J. Den Hollander	R.G. & S.E. Schaus	4-307	$79,900	22.089	$3,617	1986 04
Gains.	7	2	Estate of C.E. Krick	Krick Farms Bismarck Ltd.	8-164	$50,000	20.250	$2,469	1986 04
Gains.	17/18	1	A. Gliklich	Lanen Corporation	5-005	$200,000	39.407	$5,075	1986 02
Gains.	26/27	4	Frank Olszowka Tobacco Farms Ltd.	M.J. Reiner	10-110	$209,600	39.690	$5,281	1986 01
Gains.	10	3	A.M. Ecker	Man Chow Sato	10-127	$60,000	30.274	$1,982	1986 01
Gains.	22/23	3	B.& P. Archibald et al.	J.& M. Vanbenthem et al.	5-720	$95,000	35.551	$2,672	1985 07
Gains.	24/25	3	411279 Ontario Ltd.	H. & S. Proudelman	6-298	$320,000	155.208	$2,062	1985 01
Gains.	19	4	Canada Deposit Insurance Corp.	B. & S. & J. Comfort	6-79	$110,000	68.028	$1,617	1984 12
Gains.	14/15	3	H. & H. Pelissero	Pelissero's Farm	10-113	$247,743	20.250	$12,234	1984 07
Gains.	14	3	G. & M. Pot	M.H. & C.A. Pot	10-88	$400,000	20.250	$19,753	1984 07
Gains.	20/21	1	O. & D. Beamer	H. & M. Otten	10-011	$125,000	45.785	$2,730	1984 05
Gains.	7	5	R.H. & S.I. Knapman	M. & M.P. Brumm	5-163	$125,000	31.606	$3,955	1984 05
Gains.	16	6	R. & C. Typer	J. Vanderwerff	4-320	$90,000	21.870	$4,115	1984 01
Gains.	6/7	5	E.M. Lane	R.K. & D. & R. Boyt	5-179/181	$40,000	28.374	$1,410	1984 01
Gains.	16/17	1	A. Kapella	Frank Olszowka Tobacco Farms Ltd.	10-110	$240,000	39.690	$6,047	1983 12
Gains.	7	6	A. Van Egmond Construction Ltd.	JA & PJ Archibald,J & M Van Benthem	5-72	$100,165	35.551	$2,818	1983 08
Gains.	17/18	1	Guaranty Trust Co. of Canada	Pelham Poultry Farms Ltd.	7-149	$150,000	38.601	$3,886	1983 06
Gains.	25/26	2	M.J. & J.A. Crecco	D.L.G. & D.A. Harrison	6-244	$110,000	34.142	$3,222	1982 11
Gains.	16	3	H. & V. Diek	H. & R. Diel	10-076	$146,000	41.452	$3,522	1982 07
Gains.	11/12	6	R. Ezewski	Morningstar Brothers Ltd.	10-106	$131,500	60.143	$2,186	1982 05
Gains.	19/20	6	A.W. Snyder	G.I. & W. Snyder	4-401-1	$192,252	28.512	$6,743	1982 03
Gains.	16	3	Green Lane Farms Ltd.	A. & P. Otten	7-002	$90,000	42.898	$2,098	1982 02
Gains.	7	5	A.M. George	R.H. & S.I. Knapman	5-163	$80,000	31.752	$2,520	1981 10
Gains.	19	3	R.C. & F.V. Lane	D.F. & F.R. & N.W. Lane	4-349	$180,000	44.173	$4,075	1981 09
Gains.	22/23	BF	P.G. & A.H. Hisem	L.R. Crookes	6-131	$128,500	27.333	$4,701	1981 08
Gains.	16/17	5/6	411279 Ontario Ltd.	J. & I. Bouwers	6-298	$590,000	155.208	$3,801	1981 06
Gains.	22/23	BF	G. & A. Janzen	P.G. & A.H. Hisen	6-131	$110,000	27.333	$4,024	1980 11
Gains.	17/18	3	P. & L. Oosterhoff	J. & M. Verdonk	4-049	$201,750	75.593	$2,669	1980 09
Gains.	17	1	O.B. Gracey	L.& F.& J.& J.& L.& B. Snippe	7-148	$110,000	35.802	$3,072	1980 09
Gains.	1/2	5	P. Dennis	M.E. & S.E. Christensen	5-143	$45,000	23.223	$1,938	1980 07
Gains.	1/2	5	Anita Franklin & Norwood Inv.Ltd.	P. Dennis	5-143	$115,000	23.223	$4,952	1980 04

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TABLE 12

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FARMLAND PROPERTIES WITH CLASS CODE "FL"
PROPERTY TRANSACTIONS FROM JANUARY 1980 TO JUNE 1987
FOR THE STUDY AREA (INCLUDING THE ACCESS ROUTE)

TOWNSHIP	LOT	CON	VENDOR	PURCHASER	ROLL#	PRICE	HECTARES	PRICE PER HECTARE	DATE
Gains.	11/12	2	J & E Lof	J & S Deboer	7-070	$32,500	14.252	$2,280	1987 06
Gains.	5	6	New Life Mills Ltd.	???	5-061	$25,000	19.080	$1,310	1987 04
Gains.	22	6	R Sinclair	A Sinclair	4-334	$30,000	2.661	$11,275	1987 03
Gains.	5	6	F Haynes	E & S Hann	5-062	$38,000	4.052	$9,378	1987 03
Gains.	28	BF	M Stephens	H & E Poultry Farms Ltd.	6-003	$54,000	23.529	$2,295	1986 09
Gains.	17/18	1	H & E Poultry Farms Ltd.	J Kennedy	7-09401	$25,000	6.885	$3,631	1986 08
Gains.	9	5	A & I H McPherson	L G Brens	5-096	$25,000	7.262	$3,443	1986 07
Gains.	21/22	4	M C O Dalby	A Krol	5-136	$37,000	24.300	$1,523	1986 07
Gains.	28	BF	P. Yaromich	J. & L. Juhasz	6-138	$50,000	21.599	$2,315	1986 05
Gains.	18	02	D. & E. Schuender	R. & W. Dobrucki	7-02	$40,000	19.238	$2,079	1986 02
Gains.	13	01	W.J. & B.M. Dawson	K.B. Alderman	7-186	$60,000	19.861	$3,021	1986 02
Gains.	10	03	A.M. Ecker	Man Chow Sato	10-127	$60,000	30.274	$1,982	1986 01
Gains.	20/21	06	D.F. Lane	L. & A. Van Egmond	4-402	$12,000	1.652	$7,262	1985 10
Gains.	06	06	G. Comfort	M.R. Comfort	5-250	$25,000	11.935	$2,095	1985 09
Gains.	07	06	B.& P. Archibald et al.	J.& M. Vanbenthem et al.	5-720	$31,666	35.551	$891	1985 07
Gains.	24/25	03	Canada Deposit Insurance Corp.	B. & S. & J. Comfort	6-79	$110,000	68.028	$1,617	1984 12
Gains.	01	05	J. & A. Rogalsky	E. & E. & R. & A. Seehagel	5-016-1	$100,646	23.555	$4,273	1984 10
Pelham	20	09	P. Gajdos	H.L., T.C.& T. Tang	16-115	$55,000	13.118	$4,193	1984 04
Gains.	08/09	05	S. Hallas & K.C. Cardiff	P.W. & T.L. Hallas	5-091/5	$40,000	37.463	$1,068	1984 04
Gains.	06/07	05	E.M. Lane	R.K. & D. & R. Boyt	5-179/181	$40,000	28.374	$1,410	1984 01
Gains.	26	02	A.J. & N.E. Young	J.A. & K.E. Young	6-210	$15,000	4.050	$3,704	1983 12
Gains.	13	04	D.& G. Jersak	J.J. Barber	10-182	$60,000	20.193	$2,971	1983 10
Gains.	15	03	M. Hanhan	E. Czense	10-112	$39,000	8.262	$4,720	1983 09
Gains.	08	05	R.W. Davidson	W.F. & C.A. Smith	5-201	$39,611	10.125	$3,912	1983 09
Gains.	15	03	Golden Horseshoe Credit Union	M. Hanhan	10-112	$31,000	8.222	$3,771	1983 08
Gains.	17/18	01	Federal Business Development Bank	H. Vanderzanden	7-094-1	$10,000	6.885	$1,452	1983 06
Louth	21/22	05	E. Pikor	F.J. & M.D. Heim	11-455	$29,000	11.429	$2,537	1982 12
Pelham	19	08	E.F. Ker	G.O. & E.L. Brady	16-075	$15,000	14.102	$1,064	1982 09
Gains.	26	01	W. & D.A. Shillington	W. & J.W. Sheddon	6-42	$15,200	4.734	$3,211	1982 08
Gains.	26/27	BF	W.W. Wiley	Frank Svob Farms Ltd.	6-153	$64,000	32.902	$1,945	1982 06
Gains.	17/18	03	R. Ezewski	Morningstar Brothers Ltd.	10-106	$131,500	60.143	$2,186	1982 05
Gains.	08	06	J. & A. Barkovic	J. Philbrick & J. Reakes	5-086	$65,000	10.125	$6,420	1982 04
Gains.	16	06	P.W. & M.A. Andrewes	S. Deieso	4-388	$30,000	9.242	$3,246	1982 02
Gains.	20/21	01	Green Lane Farms Ltd.	A. & B. Otten	7-002	$90,000	42.898	$2,098	1982 02
Gains.	06	05	P. Yaromich	J.K. Van Ravenswaay & V.G. Galley	5-178-1	$36,000	11.543	$3,119	1981 12
Gains.	19/20	06	D.F. & E.J. & F.K. & N.W. Lane	E.R. & J.F. Feenstra	4-328	$126,000	32.400	$3,889	1981 09
Gains.	08/09	06	G.P.M. & B.F. Mersereau	H. & U. Rathe	5-274	$55,000	13.082	$4,204	1981 08
Gains.	17	02	C.A. & C.F. Frere	Marobing Farms Ltd.	7-270	$50,000	19.472	$2,568	1981 08
Louth	22	04	C.W. & G.L. Fast	Jordan & Ste.Michelle Cellars Ltd.	6-0804	$46,442	17.512	$2,652	1981 07
Gains.	13	02	S. Kszan	D. Kszan	[illegible]	$6,000	3.443	$1,743	1981 07
Louth	23	05	G.H. Culp	C.P. Holmes	11-296	$10.000	23.701	$422	1981 06
Gains.	01	05	W.B. Moroz	E. & E. & R. Seehagel	5-13	$61,500	13.815	$4,452	1980 11
Gains.	08	05	Canadian Portable Services Ltd.	R.W. Davidson	5-201	$41.500	13.365	$3,105	1980 10

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TABLE 12

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FARMLAND PROPERTIES WITH CLASS CODE "FL"
PROPERTY TRANSACTIONS FROM JANUARY 1980 TO JUNE 1987
FOR THE STUDY AREA (INCLUDING THE ACCESS ROUTE)

TOWNSHIP	LOT	CON	VENDOR	PURCHASER	ROLL#	PRICE	HECTARES	PRICE PER HECTARE	DATE
Gains.	01/02	05	P. Dennis	N.E. & S.E. Christenson	5-143	$45,000	23.223	$1,938	1980 07
Gains.	15	04	R.E. Packman	J.W.E. & K.I. Murdock	10-241	$32,000	20.250	$1,580	1980 02
Gains.	25	01	G.C. & S.M. Beamer	R.G. Waite	6-058	$38,000	19.598	$1,939	1980 02
Gains.	04/05	06	C.W. & L. & J.D.H. & M.L. Smith	K. & R. Fledderus	5-045/060	$70,000	34.324	$2,039	1980 01

APPENDIX F-2

NORWICH TOWNSHIP

Of the 918 transactions for analysis, the following classifications have been identified:

*	Residential units	
	- with homes and farm residences	651
	- vacant lots	74
*	Farm residential units	
	- 2 to 9.9 hectares	21
	- 10 to 20.2 hectares	16
	- over 20.2 hectares	107
*	Farm Land	49
		918

Residential Units (651 sales)

Table 1 shows the analysis of the 651 sales recorded since January, 1980. The average selling price in 1980 was $46,917 increasing to $2,145 by June, 1987. If the 1980 average price had increased at the inflation rate (Consumers Price Index) over the same period, the average price in June, 1987 would have been $95,582, indicating that residential housing prices in the study area have not kept up with inflation over the seven and one-half year period.

Examination of the prior year's average price inflated compared to actual average price indicates that housing prices since 1985 have been catching up to inflation; in 1986 and the first half of 1987 actual average prices have exceeded the prior year's average price inflated one year. Housing prices in the study area were declining in absolute value before 1983, but since 1983 prices are increasing at greater than inflation rates, even with the 1985 hesitation.

Residential Vacant Properties (74 sales)

Table 2 shows that the actual average price per year from January, 1980 to June, 1987 declines from $22,950 in 1980 to a low of $13,225 in 1984 and recovers to $24,199 by June, 1987. The standard deviation ranges from a high of $13,290 in 1980 to a low of $5,055 in 1984, except for a $23,017 value in 1987. Price fluctuations are therefore not normally extreme. The price of residential vacant lots in Norwich Township have shown a slight, but steady decline in absolute dollars from 1980 to 1984 followed by a definite rise to June, 1987.

Farms Below 9.9 Hectares (Hobby Farms) (21 sales)

The wide fluctuations in the value of the standard deviation from year to year in both total sales price and average price per hectare indicate that twenty-one transactions are not enough in the period to provide a valid statistical analysis (Table 3). It is possible that some of the sale prices include chattels. This obscures the value of the properties themselves and impedes a comparative value analysis.

Farms of 10 to 20.2 Hectares (Small Farms) (16 sales)

Sixteen small farms in the 10 to 20.2 hectare size were sold from 1980 to 1987. The summary of these sales is shown in Table 4. Both the average price per hectare and total average price from 1980 to June, 1987 fluctuates quite widely from year to year and indicates that sixteen transactions are not enough in the period to prvide a valid statistical analysis. In addition, some of the sales probably include chattels that were not identified in the Instrument. There is some evidence (not enough for statistical reliance) that the price per hectare of farms in the 10 to 20.2 hectare range has trended upward from the $5,000 to $6,000 range in the 1980 to 1982 period to the $6,000 to $8,000 range in the 1984 to 1987 period.

Farms of Over 20.2 Hectares (107 sales)

One hundred and seven sales of farms over 20.2 hectares occurred from 1980 to June, 1987. The statistical analysis is summarized on Table 5. The average price of farms fluctuates from year to year as does the average price per hectare over the seven and one-half year period. Again, the results are clouded by the presence of transactions that probably include chattels in the sale price. However, there is a discernable downward trend over the period. Except for a jump in 1983 and 1984, average price per hectare has shown a steady downward slide in absolute dollars, even before allowing for inflation and the lowest average price per hectare ($3,080) occurs in 1987.

Farmland Property Units (49 sales)

Table 6 contains the statistical analysis for the 49 farmland transactions. As with farms, these properties are valued basically by their land value. A per hectare average price comparison with inflation is more appropriate and informative than average prices per unit. There are insufficient transactions to establish a reliable trend from year-to-year except possibly for 1985, 1986 and 1987. A trend over the study period is evident in that per hectare prices have declined from the $5,000 to $7,000 range (1980 to 1983) to the $3,000 to $5,000 range (1985 to 1987). This is a downward movement in absolute terms even before adjusting for inflation.

APPENDIX F-2

NORWICH TOWNSHIP

TABLE 1

RESIDENTIAL TRANSACTIONS WITH CODE "RU"

	1980	1981	1982	1983	1984	1985	1986	1987	Total
# TRANSACTIONS	65	51	45	61	78	122	135	94	651
AVERAGE PRICE	$46,917	$38,160	$35,911	$44,253	$49,441	$49,763	$59,686	$62,145	$50,903
RANGE:									
High	$170,000	$85,000	$78,000	$235,000	$190,000	$115,000	$285,000	$147,000	$285,000
Low	$11,750	$9,225	$8,000	$10,000	$12,500	$9,000	$11,000	$9,500	$8,000
STANDARD DEV.	$26,683	$18,915	$14,617	$32,048	$27,503	$22,421	$33,951	$24,950	$26.300
C. PRICE INDEX	100.00%	112.49%	124.63%	131.83%	137.57%	143.08%	148.93%	153.81%	

AVERAGE PRICE PER HECTARE INFLATED FOR CONSUMERS PRICE INDEX

	1980	1981	1982	1983	1984	1985	1986	1987
1980 Avg. Price	$46,917	$52,775	$58,475	$61,852	$64,544	$67,130	$69,874	$95,582
Prior Year Inflated	n/a	$52,775	$42,281	$37,985	$46,179	$51,422	$51,798	$61,640

Source: Appendix F-2, Table 7

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ONTARIO WASTE MANAGEMENT CORPORATION

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NORWICH TOWNSHIP

TABLE 2

RESIDENTIAL VACANT PROPERTIES WITH CODE "VL"

	1980	1981	1982	1983	1984	1985	1986	1987	Total
# TRANSACTIONS	10	8	8	6	4	7	15	16	74
AVERAGE PRICE	$22,950	$21,925	$13,938	$19,333	$13,225	$14,043	$16,433	$24,199	$19,153
RANGE:									
High	$90,000	$37,000	$34,000	$35,000	$20,000	$26.000	$27,500	$90,000	$90,000
Low	$5,300	$8,500	$6,000	$9,000	$7,000	$9,000	$5,300	$9,000	$5,300
STANDARD DEV.	$13,290	$9,064	$8,748	$9.214	$5,055	$5,987	$7,758	$23,017	$11,858
C. PRICE INDEX	100.00%	112.49%	124.63%	131.83%	137.57%	143.08%	148.93%	153.81%	

AVERAGE PRICE INFLATED FOR CONSUMERS PRICE INDEX

	1980	1981	1982	1983	1984	1985	1986	1987
1980 Avg. Price	$22,950	$24,663	$17,371	$25,488	$18.194	$20,093	$24,474	$37.220
Prior Year Inflated	n/a	$25,816	$24,293	$14,743	$20.175	$13,755	$14,617	$16,971

Source: Appendix F-2, Table 8

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ONTARIO WASTE MANAGEMENT CORPORATION

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NORWICH TOWNSHIP

TABLE 3

FARM RESIDENTIAL UNITS BETWEEN 2 AND 10 HECTARES FOR CODE "FRU"

	1980	1981	1982	1983	1984	1985	1986	1987	Total
# TRANSACTIONS	1	3	0	3	2	4	5	3	21
AVERAGE PRICE	$58,000	$103,500	$0	$62,000	$79,000	$82,725	$73,200	$97,333	$81,019
RANGE:									
High	$58,000	$145,000	$0	$90,000	$83,000	$214,000	$100,000	$105,000	$214,000
Low	$58,000	$45,500	$0	$31,000	$75,000	$27,000	$6,000	$85,000	$0
STANDARD DEV.	$0	$42,263	$0	$24,180	$4,000	$76,476	$34,352	$8,807	$33,877
AVG. PRICE/HECTARE	$10,229	$25,957	$0	$18,269	$13,681	$12,801	$10,346	$14,371	$15,062
RANGE:									
High	$10,229	$49,726	$0	$27,202	$14,134	$28,562	$16,843	$16,710	$49,726
Low	$10,229	$5,526	$0	$12,487	$13,228	$4,787	$2,417	$12,388	$0
STAND. DEV/HECTARE	$0	$18,198	$0	$6,408	$453	$9,565	$4,678	$1,782	$6,749
C. PRICE INDEX	100.00%	112.49%	124.63%	131.83%	137.57%	143.08%	148.93%	153.81%	

AVERAGE PRICE PER HECTARE INFLATED FOR CONSUMERS PRICE INDEX

1980 Avg. Price	$10,229	$11,506	$12,749	$13,486	$14,072	$14,636	$15,235	$15,733
Prior Year Inflated	n/a	$11,506	$28,760	$0	$19,064	$14,229	$13,324	$10,684

Source: Appendix F-2, Table 9

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NORWICH TOWNSHIP

TABLE 4

FARM RESIDENTIAL UNITS BETWEEN 10 AND 20.2 HECTARES WITH CODE "FRU"

	1980	1981	1982	1983	1984	1985	1986	1987	Total
# TRANSACTIONS	2	1	3	0	4	2	3	1	16
AVERAGE PRICE	$71,250	$175,000	$137,927	$0	$110,250	$257,500	$109,333	$123,000	$133,643
RANGE:									
High	$105,000	$175,000	$175,000	$0	$125,000	$450,000	$148,000	$123,000	$450,000
Low	$37,500	$175,000	$96,000	$0	$91,500	$65,000	$50,000	$123,000	$0
STANDARD DEV.	$33,750	$0	$32,434	$0	$14,809	$192,500	$42,594	$0	$46,051
AVG. PRICE/HECTARE	$5,291	$17,113	$6,950	$0	$7,979	$24,589	$7,255	$6,098	$9,844
RANGE:									
High	$7,007	$17,113	$8,818	$0	$12,296	$44,444	$9,441	$6,098	$44,444
Low	$3,575	$17,113	$4,837	$0	$4,992	$4,733	$3,972	$6,098	$3,575
STAND. DEV/HECTARE	$1,716	$0	$1,634	$0	$2,852	$19,856	$2,363	$0	$4,159
C. PRICE INDEX	100.00%	112.49%	124.63%	131.83%	137.57%	143.08%	148.93%	153.81%	

AVERAGE PRICE PER HECTARE INFLATED FOR CONSUMERS PRICE INDEX

1980 Avg. Price	$5,291	$5,952	$6,594	$6,975	$7,279	$7,570	$7,880	$8,138
Prior Year Inflated	n/a	$5,952	$18,961	$7,352	$0	$8,299	$25,594	$7,492

Source: Appendix F-2, Table 10

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NORWICH TOWNSHIP

TABLE 5

FARM RESIDENTIAL UNITS GREATER THAN 20.2 HECTARES FOR CODE "FRU"

	1980	1981	1982	1983	1984	1985	1986	1987	Total
# TRANSACTIONS	17	9	6	11	10	25	16	13	107
AVERAGE PRICE	$280,658	$194,975	$148.333	$199.255	$188.078	$173.728	$121.650	$112.057	$179.765
RANGE:									
High	$806,475	$327,025	$225,000	$365,000	$350,000	$625,000	$200,000	$204.816	$806,475
Low	$50,000	$50,000	$100,000	$100,000	$98,000	$36,000	$48,176	$13,000	$13,000
STANDARD DEV.	$207,483	$85,922	$58,183	$99,341	$72,459	$121,623	$39,234	$61,785	$102,229
AVG. PRICE/HECTARE	$6,230	$4,673	$3.963	$5,773	$6,068	$4,080	$3,167	$3,080	$4,567
RANGE:									
High	$14,141	$7,568	$5,556	$12,555	$11,964	$9,025	$4,938	$5.117	$14,141
Low	$1,619	$2,469	$3,098	$3,098	$3,285	$1,718	$1.190	$321	$321
STAND. DEV/HECTARE	$3,581	$1,947	$1,241	$2.587	$2,291	$1,920	$1,002	$1,563	$2,070
C. PRICE INDEX	100.00%	112.49%	124.63%	131.83%	137.57%	143.08%	148.93%	153.81%	

AVERAGE PRICE PER HECTARE INFLATED FOR CONSUMERS PRICE INDEX

	1980	1981	1982	1983	1984	1985	1986	1987
1980 Avg. Price	$6,230	$7,008	$7.765	$8.213	$8.570	$8.914	$9.278	$9.582
Prior Year Inflated	n/a	$7,008	$5,178	$4.192	$6,025	$6.311	$4,247	$3,270

Source: Appendix F-2, Table 11

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NORWICH TOWNSHIP

TABLE 6

FARMLAND WITH CODE 'FL' FOR ALL HECTARE SIZES

	1980	1981	1982	1983	1984	1985	1986	1987	Total
# TRANSACTIONS	10	4	2	6	2	6	11	8	49
AVERAGE PRICE	$117,465	$269,750	$213,180	$98,583	$138,750	$107,533	$128,191	$69,800	$125,770
RANGE:									
High	$407,400	$435,000	$276,360	$220,000	$155,000	$300,000	$396,700	$135,000	$435,000
Low	$55,000	$200,000	$150,000	$16,000	$122,500	$32,000	$12,000	$36,000	$12,000
STANDARD DEV.	$99,827	$95,996	$63,180	$74,385	$16,250	$91,250	$106,324	$36,300	$81,528
AVG. PRICE/HECTARE	$7,810	$5,544	$5,382	$7,175	$2,795	$4,815	$4,119	$3,105	$5,280
RANGE:									
High	$20,119	$6,261	$6,824	$13,762	$3,827	$9,877	$8,368	$5,503	$20,119
Low	$1,770	$4,904	$3,940	$1,028	$1,763	$3,131	$1,568	$866	$866
STAND. DEV/HECTARE	$5,317	$549	$1,442	$4,961	$1,032	$2,365	$1,895	$1,563	$2,809
C. PRICE INDEX	100.00%	112.49%	124.63%	131.83%	137.57%	143.08%	148.93%	153.81%	
AVERAGE PRICE PER HECTARE INFLATED FOR CONSUMERS PRICE INDEX									
1980 Avg. Price	$7,810	$8,785	$9,734	$10,297	$10,745	$11,175	$11,632	$12,013	
Prior Year Inflated	n/a	$8,785	$6,142	$5,693	$7,487	$2,907	$5,012	$4,253	

Source: Appendix F-2, Table 12

Morehouse Economic Planning Consultants
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TABLE 7

RESIDENTIAL PROPERTIES WITH CLASS CODE 'RU'
PROPERTY TRANSACTIONS FROM JANUARY 1980 TO JUNE 1987
FOR NORWICH TOWNSHIP (Comparative Community to West Lincoln)

OWNSHIP	LOT	CON	VENDOR	PURCHASER	ROLL#	PRICE	HECTARES	DATE
.Oxford	01	01	FA & BJ Roth	RJ & VA McNutt	10-002	$135,000	0.198	1986 11
.Oxford	01	01	RE & IM Miller	MJ DeBoer	10-003	$65,000	0.879	1985 07
.Oxford	01	01	GG & B Eckenstein	JA & AA Kish	10-00301	$52,000	0.389	1983 05
.Oxford	01	01	WE & J Beckwith	JE & JL Smith	10-005	$50,000	0.405	1981 06
.Oxford	01	01	DA Perry	WG & DF Train	10-009	$85,000	0.709	1986 05
.Oxford	02	01	R & M Baker	VEJ & TM Sabourin	10-011	$33,000	0.008	1983 04
.Oxford	04	01	MH Jones	KP & PE Goodfellow	10-027	$76,000	2.126	1980 09
.Oxford	06	01	M & B Solarz	E & C Makris	10-03101	$135,000	10.226	1987 06
.Oxford	06	01	AJ & ME Amalfa	BC & SAE McMillan	10-04302	$62,000	0.198	1986 10
.Oxford	08	01	Royal Trust Corporation Canada	AJ & ME Amalfa	10-04302	$37,500	0.284	1981 02
.Oxford	08	01	GR & JL Groff	DE & DA Barker	10-044	$63,500	0.101	1986 05
.Oxford	08	01	JA & IJ Michiels	WL Wettlaufer & EP Gorrie	10-045	$65,000	0.101	1985 01
.Oxford	08	01	S & LG Westra	AC & VD Westra	10-048	$40,000	0.109	1984 12
.Oxford	08	01	E Utley	G & V Lawrence	10-051	$32,500	0.122	1986 07
.Oxford	08	01	D & L Courts	B & S Williams	10-059	$50,000	0.166	1987 05
.Oxford	08	04	L & K Ford	DA & LI Courts	10-059	$32,000	0.162	1984 07
.Oxford	07	01	P & AEE Atkinson	W & JR Kipp	10-084	$67,000	0.859	1986 04
.Oxford	07	01	G Dopp	B & L Aspden	10-08401	$68,000	0.405	1980 11
.Oxford	07	01	JM & NM Maxwell	KM Robins	10-08402	$45,000	0.300	1983 08
.Oxford	07	01	DI & LM Pearce	PC & CA Gilien	10-08403	$77,000	0.284	1981 05
.Oxford	07	01	JD & JM Myers	F Bekris	10-085	$93,000	0.198	1986 11
.Oxford	07	01	J & C MacCuish	JD & JM Myers	10-085	$56,000	0.251	1983 08
.Oxford	07	01	CA & SJ Muron	EF & CM Currie	10-086	$90,000	0.198	1987 03
.Oxford	07	01	RL & AM Shellington	CA & SJ Kuron	10-086	$65,000	0.405	1981 06
.Oxford	07	01	GM & EF Vollmershausen	DA Shellington	10-087	$55,500	0.356	1983 09
.Oxford	06	01	JJ & SM Sherman	JE & JK Des Roches	10-093	$54,000	0.134	1986 02
.Oxford	01	01	JH & DC Lockwood	J & JA Korevaar	10-098	$43,000	0.203	1986 09
.Oxford	09	01	J & B Bentum	L & S Reimer	10-10702	$87,000	0.429	1986 09
.Oxford	02	02	VB Philps	TL & GE Craig	10-122	$45,000	0.810	1983 04
.Oxford	01	02	Rochdale Credit Union Ltd.	RW Lamiy & JT Asselin	10-12401	$32,000	1.867	1983 05
.Oxford	04	02	PD Standeavon	AA Povoledo	10-13930	$139,000	1.013	1986 06
.Oxford	05	02	JA & JE Wiles	DE & MG Wiles	10-14101	$85,000	0.198	1983 07
.Oxford	09	02	PF Howley	PE & AH Holt	10-146	$72,000	1.114	1985 09
.Oxford	04	03	JT & BJ Bentum	W & L DeRuiter	10-15801	$65,000	1.620	1982 03
.Oxford	01	03	IC & WA Ramanchuk	BJ & DJ McKiernan	10-166	$60,000	0.567	1982 09
.Oxford	01	03	CD & JD Magon	DW & SM Davis	10-167	$60,000	0.555	1981 02
.Oxford	08	03	JW & JM Brown	OA & HM Malizia	10-17302	$115,000	1.389	1985 08
.Oxford	04	04	L & G Kroes	ME Mackesy	10-17401	$92,000	1.251	1986 04
.Oxford	04	04	JR & BL McKay	G Kroes	10-17401	$90,000	1.251	1984 11
.Oxford	01	04	LC & I Jubenville	NE Jackson	10-177	$75,000	0.348	1985 11
.Oxford	05	04	AC Holdsworth	WM & CP Symons	10-193	$75,000	2.025	1985 0[illegible]
.Oxford	06	05	PJ Syrier	FxM & DLM Pastoor	10-00501	$40,000	4.050	1983 04
.Oxford	10	06	W & L Ward	F & J Houthuizen	[illegible]	$67,400	1.762	[illegible]

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PROPERTY TRANSACTIONS FROM JANUARY 1980 TO JUNE 1987
FOR NORWICH TOWNSHIP (Comparative Community to West Lincoln)

TOWNSHIP	LOT	CON	VENDOR	PURCHASER	ROLL#	PRICE	HECTARES	DATE
E.Oxford	09	06	A Durling	K & D Tomkins	20-054	$17,000	0.304	1986 12
E.Oxford	06	07	IG & A Horvath	BR & MD Leale	20-062	$79,900	2.094	1984 05
E.Oxford	04	07	S Jull	DS & BL Robinson	20-06401	$18,000	0.721	1986 05
E.Oxford	01	07	AG Wettlaufer	RC & HJ Bonney	20-07001	$57,000	1.215	1985 04
E.Oxford	05	07	JW Lowes	J Van de Scheur	20-075	$70,000	21.060	1986 05
E.Oxford	15	02	AM Schipper & JM Van Manen	Harvey Hunt Ltd.	30-003	$35,500	0.932	1984 10
E.Oxford	15	02	PJ & ME Van Boven	AM Schipper & JM Van Manen	30-003	$36,000	0.932	1982 01
E.Oxford	15	02	FJ Dean	FJ Dean & DS Vandendriessche	30-009	$17,000	0.203	1980 08
E.Oxford	19	03	JM Carlisle & JD MacDonald	DF Green & WA Flick	30-024	$46,000	0.279	1980 10
E.Oxford	19	03	EJ Learn	D & SA Vandebyl	30-02601	$55,000	0.198	1984 09
E.Oxford	19	03	Canada Permanent Trust Co.	DP & N Chambers	30-02701	$56,900	0.041	1985 11
E.Oxford	19	03	Leonard Reeves Inc.	TB & NA Hurlbut	30-02701	$24,000	1.227	1982 07
E.Oxford	19	03	MG & GG Mutton	RG & BC Rooke	30-028	$60,000	0.198	1980 08
E.Oxford	19	03	AJ & AW Remenda	AP & HR Jerger	30-029	$73,900	0.324	1986 02
E.Oxford	19	03	R & J Facey	J Woch	30-032	$62,000	0.150	1985 05
E.Oxford	19	03	MG & VJ Grim	R & J Facey	30-032	$58,000	0.150	1984 04
E.Oxford	19	03	RW Karn	MG Grim & VJ Cliche	30-032	$58,000	0.150	1980 10
E.Oxford	19	03	L & K Buchanan	S Murray	30-033	$73,500	0.198	1987 06
E.Oxford	19	03	CJ Rhindress	BD & BA Knott	30-036	$60,000	0.081	1985 07
E.Oxford	19	03	AM McCready	BA Price & JR Morley	30-045	$37,000	0.081	1985 09
E.Oxford	19	03	M & A Buss	AM McCready	30-045	$35,000	0.081	1984 07
E.Oxford	19	04	Canada Permanent Trust Co.	J Loveys & BA McKinnon	30-072	$85,500	0.466	1980 10
E.Oxford	19	03	WW & SJ Jewell	DM & DJ Campbell	30-074	$90,000	0.198	1986 10
E.Oxford	19	03	JA & JR Parking	HGA & IP Meyers	30-07801	$51,000	0.122	1983 06
E.Oxford	19	05	KW & LM Schoutese	A & J Neutel	40-005	$57,000	0.211	1985 06
E.Oxford	18	05	LM Hart	EL & D Alway	40-00904	$72,000	0.405	1984 03
E.Oxford	19	05	R & J Codling	J & K Davis	40-01202	$67,000	0.198	1986 07
E.Oxford	19	05	R & J Matter	JA & RM Vandermeer	40-01205	$68,000	0.142	1984 07
E.Oxford	19	05	TE & MA Wilson	R & J Matter	40-01205	$70,000	0.142	1980 06
E.Oxford	16	05	NH & LV Carter	JH Cornell	40-01401	$30,000	0.709	1985 10
E.Oxford	17	05	B Barnes	L Ewin & P Workman	40-01702	$155,000	3.434	1986 08
E.Oxford	18	05	PP & AM Faulhaber	DL & BL Wilson	40-022	$62,000	1.418	1985 11
E.Oxford	18	05	C Roswell	FH Standeaven	40-023	$57,000	0.271	1985 11
E.Oxford	19	06	BR & MR Foreman	EH & C Masson	40-039	$74,000	0.275	1986 10
E.Oxford	19	06	CR & HJ Oliver	BR & MR Foreman	40-039	$70,000	0.275	1985 09
E.Oxford	19	06	MG Stephenson	EL Mason	40-040	$45,000	0.304	1981 11
E.Oxford	18	06	TC & RE Maltby	GR & JL Groff	40-056	$75,000	0.405	1986 05
E.Oxford	18	07	W & C Wilson	K & V Lewis	40-07101	$98,500	0.608	1987 04
E.Oxford	18	07	CF Schooley	WR & CM Wilson	40-07101	$49,300	0.587	1980 10
E.Oxford	17	07	HW Howick	G & HJ Peles	40-074	$35,500	0.203	1985 02
E.Oxford	15	08	P & I Dale	KR & HE Watson	40-08501	$23,500	0.838	1981 04
E.Oxford	12	01	COCQ Investments Ltd.	JV Holdings Ltd. Partnership	50-007	$15,000	0.198	1982 10
E.Oxford	12	01	Navona Investments Ltd.	Park Lane Ltd. Partnership	50-007	$15,000	0.198	1982 10

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PROPERTY TRANSACTIONS FROM JANUARY 1980 TO JUNE 1987
FOR NORWICH TOWNSHIP (Comparative Community to West Lincoln)

TOWNSHIP	LOT	CON	VENDOR	PURCHASER	ROLL#	PRICE	HECTARES	DATE
E.Oxford	13	01	KI & DJ Baker	JE & ME Schneider	50-027	$45,000	0.198	1986 05
E.Oxford	11	02	W Weatherhead & M Jouffret	R & M Ainsworth	50-037	$85,000	0.198	1987 05
E.Oxford	11	02	DH & M Manderson	WM Weatherhead & ME Jouffret	50-037	$60,000	0.203	1984 07
E.Oxford	13	03	A & D Street	RE Storey & GH Zapfe	50-06001	$120,000	1.701	1986 02
E.Oxford	15	03	J & I Della Pozza	WCD & JE Lucas	50-064	$115,000	7.533	1985 09
E.Oxford	12	03	J & J Richardson	PJ & CJ Stafford	50-06902	$75,000	0.122	1983 06
E.Oxford	12	03	H Hunt	J & J Richardson	50-06902	$61,500	0.122	1980 01
E.Oxford	13	03	G & S Williams	M & A Street	50-072	$115,000	0.247	1987 06
E.Oxford	12	04	GB Cleary	MK Cleary	50-079	$88,000	1.316	1987 02
E.Oxford	12	04	M & AM Moss	R & A Hardman	50-11203	$24,000	0.000	1985 08
E.Oxford	12	04	DGS Management Cons. Limited	TL & CL Hemsworth	50-11206	$112,500	0.903	1987 01
E.Oxford	12	01	FL & DH Jordan	PA Rooza & JH Seale	50-127	$150,000	0.198	1980 08
E.Oxford	14	05	RE & BVJ Saunders	RA & JE Cloutier	50-140	$75,000	1.021	1984 11
E.Oxford	11	07	CB Lale	GE & PW Steele	50-15501	$43,000	0.409	1983 11
E.Oxford	11	07	AD & DE Letzer	CB Lale	50-15501	$33,000	0.409	1982 10
E.Oxford	11	07	JP Shulman & MM McDonald	AD & DE Letzer	50-15501	$41,000	0.409	1982 04
E.Oxford	11	07	AD & DE Letzer	JP Shulman & MM McDonald	50-15501	$45,000	0.409	1981 10
Norw.Vill	07	05	C & M Roth	RC & LB Bradford	10-002	$54,000	0.081	1985 06
Norw.Vill	08	04	HC Sweazy	JG & BD Tribe	10-00201	$38,000	0.198	1982 11
Norw.Vill	08	04	R & V Cyr	EW Mordue	10-00602	$32,900	0.065	1986 06
Norw.Vill	08	04	John Ryksen Electric Ltd.	GG Butcher & SE Rooke	10-00701	$50,500	0.000	1985 03
Norw.Vill	08	04	C & A Van Vliet	J & MW Van Vliet	10-009	$55,000	0.073	1985 08
Norw.Vill	08	04	R & JR Tokarz	BR & EM Haight	10-011	$44,000	0.093	1984 10
Norw.Vill	08	04	GD & JR Bennett	R & JR Tokarz	10-011	$40,504	0.093	1984 05
Norw.Vill	08	04	AB Pritchard	MF & GE Barnes	10-015	$68,900	0.049	1986 06
Norw.Vill	08	04	A & K Van Asselt	L & N Hansford	10-020	$30,000	0.198	1986 11
Norw.Vill	08	04	JE Storey Estate	MC & NM Stubbs	10-030	$37,000	0.065	1984 02
Norw.Vill	08	04	HR English	RD & JL Harrison	10-031	$63,500	0.101	1985 10
Norw.Vill	08	04	JD & BM McLaren	JR & C McLaren	10-036	$48,000	0.053	1984 11
Norw.Vill	08	04	H & T Skledar	JD & BM McLaren	10-036	$48,000	0.053	1984 05
Norw.Vill	08	04	LH & JL Card	H & T Skledar	10-036	$48,000	0.053	1983 07
Norw.Vill	08	04	JD & EC McLaren,A Campbell,EC Kirby	L Body	10-042	$15,000	0.126	1984 11
Norw.Vill	08	04	LF & SA Avey	JD Jansen	10-045	$26,000	0.057	1985 10
Norw.Vill	08	04	DJ & EE Chambers	WB & SG Mitchell	10-063	$65,000	0.142	1984 08
Norw.Vill	08	04	G & J Weszner	K & S Steinhoff	10-067	$56,000	0.093	1987 06
Norw.Vill	08	04	DJ McSpadden	GS & JM Weszner	10-067	$34,000	0.093	1981 02
Norw.Vill	08	04	Scotia Covenants Mortgage Corp.	DJ McSpadden	10-067	$26,000	0.093	1980 09
Norw.Vill	08	04	CW & M Sommer	JA & DM Roeder	10-068	$41,500	0.069	1985 07
Norw.Vill	08	04	C & K Davis	C & E Cater	10-072	$78,500	0.198	1987 02
Norw.Vill	08	04	C Vanderbrink	CE & K Davies	10-072	$49,500	0.138	1982 05
Norw.Vill	08	04	R & L Rosehart	K & S Ziegenbalg	10-096	$40,000	0.198	1986 11
Norw.Vill	08	04	RI Haight,P Generoux,HR&ME Caldwell	HP Caldwell	10-098	$9,000	0.045	1985 08
Norw.Vill	08	04	A & K Griswold	C & L Greenwood	10-099	$63,000	0.198	1987 05

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TOWNSHIP	LOT	CON	VENDOR	PURCHASER	ROLL#	PRICE	HECTARES	DATE
Norw.Vill	08	04	Victoria & Grey Trust Co.	A & K Griswold	10-099	$31,000	0.045	1980 07
Norw.Vill	08	04	M Gordy	M & L Ward	10-102	$56,000	0.198	1986 08
Norw.Vill	08	04	JL & DA Hill	C Kupecz	10-105	$52,000	0.089	1984 02
Norw.Vill	08	04	Meroving Ltd.	H Jansen	10-10802	$16,000	0.089	1981 03
Norw.Vill	08	04	HC & SD Sweazey	CJ & SL Sweazey	10-112	$27,000	0.113	1985 04
Norw.Vill	08	04	S Burn & J Luckman	C & M Snook	10-12201	$48,000	0.093	1987 01
Norw.Vill	08	04	D Jansen	C & A Van Vliet	10-12402	$13,000	0.097	1985 08
Norw.Vill	08	04	L & D Boyce	G Mitchell & S DeCooman	10-128	$75,000	0.198	1987 03
Norw.Vill	08	04	G Honcoop	A & L Schaap	10-130	$41,000	0.198	1986 12
Norw.Vill	08	04	C & CB Demuynck	GC & KA White	10-134	$44,500	0.045	1985 10
Norw.Vill	08	04	IW & LEL Pike	C & CB Demuynck	10-134	$40,000	0.045	1980 06
Norw.Vill	08	04	B Jamieson	JJ Green & N Mutch	10-137	$26,000	0.069	1981 10
Norw.Vill	08	04	A Peret, Exec. for CB Noack	D DeMontmorency	10-139	$60,000	0.065	1980 03
Norw.Vill	08	04	D Demontmorency	B & H Pop & Variety Inc.	10-13901	$35,000	0.198	1985 10
Norw.Vill	08	04	JA & DW Stickles	FA & CL Kozuch	10-142	$53,000	0.065	1986 06
Norw.Vill	08	04	W & W Burwell	JA & DD Stickles	10-142	$40,500	0.065	1983 04
Norw.Vill	08	04	A & D Boeder	W & W Burwell	10-142	$35,000	0.065	1983 02
Norw.Vill	08	04	W & D Murray	T Haight & W Roswell	10-146	$37,000	0.198	1986 08
Norw.Vill	08	04	DA,DG,BP,WA,MA Murray	WA & DJ Murray	10-146	$35,000	0.057	1985 07
Norw.Vill	08	04	A Van Leuwan	B & B Chapple	10-153	$77,000	0.065	1987 03
Norw.Vill	08	04	ACW & P Van Leeuwen	SE Burn & JL Luckham	10-153	$43,000	0.158	1984 07
Norw.Vill	08	04	HE Jr. & BD Payne	BM Webber & AM McKim	10-171	$35,000	0.012	1980 12
Norw.Vill	08	04	MJ & DD McCall	MA Smith & KL Gee	10-178	$38,500	0.069	1986 03
Norw.Vill	08	04	WR & CM Wilson	BC & RMG Smith	10-180	$40,000	0.117	1985 02
Norw.Vill	08	04	JW & HJ Watling	LD Ferris & DB Austin	10-185	$48,000	0.109	1980 08
Norw.Vill	08	04	TL Bowers	BL Logan	10-193	$12,780	0.109	1984 09
Norw.Vill	08	04	DG & D Dalby	LE & KE Hemmings	10-194	$47,000	0.105	1985 12
Norw.Vill	08	04	M Mitchell	T & AH Arieson	10-196	$32,000	0.223	1982 11
Norw.Vill	07	05	PY Caley	P & SCM Vanderwal	10-196	$22,000	0.223	1981 03
Norw.Vill	08	04	NH MacPherson	JA & CJ MacPherson	10-199	$30,000	0.089	1984 10
Norw.Vill	08	04	G Horne	WG & CV Bucholtz	10-203	$35,000	0.069	1985 12
Norw.Vill	08	04	W McKie	V Thompson	10-206	$61,900	0.198	1987 06
Norw.Vill	08	04	ED Swayzie	WR McKie	10-206	$33,000	0.061	1981 10
Norw.Vill	09	04	MJ Marques & CE Graham	MF & AR Depatie	10-20701	$48,000	0.198	1985 08
Norw.Vill	08	04	A & S Markvoort	MJ & CE Graham	10-20701	$45,000	0.069	1984 02
Norw.Vill	08	04	J & PEM Boeder	PJ McGilveary	10-208	$30,000	0.053	1983 05
Norw.Vill	08	04	The Public Trustee	LR & BA Avey	10-213	$22,100	0.093	1986 04
Norw.Vill	08	04	G & W Hartley	G Hartley	10-216	$16,000	0.198	1987 06
Norw.Vill	08	04	RL & ML McKim	RL McKim	10-218	$38,000	0.061	1985 08
Norw.Vill	07	05	CG Hamilton	GM & BM Frew	10-219	$75,000	0.061	1984 04
Norw.Vill	08	04	Vermeersch Land Dev.Inc.	RM & JE Pick	10-220	$48,900	0.198	1980 02
Norw.Vill	08	04	ACW & P Van Leuwen	JJ & MA Bradford	10-22001	$47,000	0.126	1983 12
Norw.Vill	08	04	J Vermeersch	ACW & P VanLeeuwen	10-22001	$34,000	0.126	1983 02

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TOWNSHIP	LOT	CON	VENDOR	PURCHASER	ROLL#	PRICE	HECTARES	DATE
Norw.Vill	08	04	WA Pettit	GW & CG Stickles	10-222	$48,000	0.077	1986 05
Norw.Vill	08	04	R Flint & J Barrette	MC & AJ Vanderspek	10-227	$26,000	0.126	1980 02
Norw.Vill	08	04	J Robinson	C & A Armstrong	10-244	$48,500	0.198	1987 06
Norw.Vill	08	04	JA Thompson & SP Verborgstads	LF & SA Avey	10-246	$37,500	0.073	1985 05
Norw.Vill	08	04	W G Hajdu	W E Hajdu	10-248	$40,000	0.198	1987 02
Norw.Vill	08	04	W Hajdu	E Mathrel & A Worsfold	10-248	$40,000	0.198	1987 02
Norw.Vill	08	04	BL & CL Logan	WG Hajdu	10-248	$17,000	0.049	1983 12
Norw.Vill	08	04	C.M.H.C.	BL & CL Logan	10-248	$14,000	0.049	1983 04
Norw.Vill	08	04	CG & CI Henderson	JL & M Archibald	10-249	$55,000	0.105	1980 09
Norw.Vill	08	04	G & N Kuney	M & M Ellul	10-251	$50,000	0.198	1987 04
Norw.Vill	08	04	Royal Credit Union Ltd.	EA & R Kemp	20-005	$51,000	0.231	1983 03
Norw.Vill	08	04	K & S Taylor	K & S Talsma	20-016	$72,000	0.198	1987 06
Norw.Vill	08	04	Tri-City Credit Union Ltd.	WM & DLM Briggs	20-018	$45,000	0.041	1985 01
Norw.Vill	08	04	C.M.H.C.	B. Logan	20-022	$10,000	0.049	1981 12
Norw.Vill	08	04	S Morris	Y Glover	20-023	$63,900	0.198	1987 01
Norw.Vill	08	04	BS Deming	SI Morris	20-023	$54,000	0.101	1985 12
Norw.Vill	08	04	Credit Foncier Trust Company	KF & BJ Jull	20-025	$40,000	0.085	1984 06
Norw.Vill	08	04	D Van DeByl	G & M Kozak	20-02502	$74,900	0.198	1986 11
Norw.Vill	08	04	KC & HC Avey	DA Van de Byl	20-02502	$62,000	0.117	1985 10
Norw.Vill	08	04	K & W Vantol	KC Avey & HC McKim	20-02502	$54,000	0.117	1980 01
Norw.Vill	08	04	DD Bucholtz	MG & FL Reeves	20-026	$12,500	1.008	1984 06
Norw.Vill	08	04	WG Bucholtz	DD Bucholtz	20-026	$12,000	1.008	1981 05
Norw.Vill	08	04	Canada Permanent Trust Co.	GM Reeves	20-02602	$42,500	0.142	1983 01
Norw.Vill	08	04	RW & EM Ashton	JR & DA Liddle	20-039	$39,000	0.069	1984 08
Norw.Vill	08	04	RW & CMC Alexander	RJ & DL Nant	20-040	$64,000	0.105	1986 05
Norw.Vill	08	04	D McMurchy	W & S Van Velzer	20-044	$43,000	0.198	1987 06
Norw.Vill	08	04	J & D Morin	D. McMurphy	20-044	$41,000	0.065	1984 02
Norw.Vill	08	04	PE & T Corman	JP & D Morin	20-044	$39,000	0.065	1982 08
Norw.Vill	08	04	Royal Trust Co.	JK Gay	20-045	$32,500	0.065	1982 08
Norw.Vill	08	04	RG Sprague Estate	DC & CM Bucholtz	20-047	$28,000	0.065	1985 05
Norw.Vill	08	04	J Waterman & V Anderson	T Cox & D Thomas	20-048	$55,000	0.198	1987 04
Norw.Vill	08	04	K & D Longthorne	D Papps & G Cronkite	20-049	$49,000	0.198	1987 06
Norw.Vill	08	04	Vermeersch Land Development Ltd.	M & C Polfliet	20-05001	$45,000	0.053	1981 11
Norw.Vill	08	04	R & JW Van Vliet	J & W Erkelens	20-056	$25,300	0.105	1983 08
Norw.Vill	08	04	S & S Crosby	EF & JM Riddle	20-059	$35,000	0.065	1981 07
Norw.Vill	08	04	JA Pollock	RA & BH Pollock	20-064	$10,000	0.105	1985 11
Norw.Vill	08	04	JA Pollock	WK & MA Hartley	20-06401	$20,000	0.113	1980 04
Norw.Vill	08	04	Pinehurst Homes (Simcoe) Ltd.	CW & R Brooks	20-070	$18,500	0.093	1981 04
Norw.Vill	08	04	AL & CJ Laughlin	M & HS Van Woerden	20-079	$90,000	0.271	1984 06
Norw.Vill	08	04	DW Vivian	AL & CJ Laughlin	20-079	$49,000	0.271	1981 11
Norw.Vill	08	04	H & A Koppert	D & J Freeman	20-081	$49,000	0.198	1986 12
Norw.Vill	08	04	EM Best (Estate)	MC & SP Pitz	20-082	$36,800	0.105	1986 06
Norw.Vill	08	04	A & E Caldwell	A Smith	20-096	$30,000	0.198	1987 01

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TOWNSHIP	LOT	CON	VENDOR	PURCHASER	ROLL#	PRICE	HECTARES	DATE
Norw.Vill	08	04	P & M Klyn	T & M Doyle	20-100	$52,000	0.198	1986 11
Norw.Vill	08	04	B Rogers	MD & VR Anderson	20-10001	$33,000	0.065	1984 04
Norw.Vill	08	04	N Fidlin	R & H Knight	20-10002	$35,000	0.198	1987 05
Norw.Vill	08	04	M Stevenson	N Fidlin	20-10002	$23,000	0.065	1981 01
Norw.Vill	08	04	KR & BL Dougherty	CC & DH Butcher	20-101	$25,500	0.065	1985 11
Norw.Vill	08	04	JA Cleaver	WF & BD Nold	20-106	$30,000	0.065	1985 11
Norw.Vill	08	04	L Body	J De Pater	20-107	$52,000	0.093	1981 12
Norw.Vill	08	04	A Pettit	C & M Parkhill	20-112	$50,000	0.198	1986 10
Norw.Vill	08	04	Vermeersch Land Development Inc.	MC Hajdu	20-115	$235,000	0.365	1983 02
Norw.Vill	08	04	J & A Van Oorspronk	C & L Jeary	20-119	$57,000	0.198	1987 05
Norw.Vill	08	04	GW & CG Stickles	JW & SL Arn	20-121	$42,600	0.166	1986 05
Norw.Vill	08	04	LA Stubbs	GW & CG Stickles	20-121	$36,500	0.166	1984 03
Norw.Vill	08	04	GW & CG Stickles	C & WKM VanderSpek	20-12101	$11,000	0.166	1986 04
Norw.Vill	08	04	K & K Webber	G Sutton & A Redhead	20-123	$56,000	0.198	1987 04
Norw.Vill	08	04	PA Wood	KF & KE Webber	20-123	$42,000	0.077	1981 07
Norw.Vill	08	04	AA Feth	SE Cassidy & JAM Morris	20-124	$48,000	0.061	1986 01
Norw.Vill	08	04	D Stone	DW & NJ Warboys	20-129	$30,000	0.069	1986 02
Norw.Vill	08	04	I Alexander	R & A Williams	20-130	$44,000	0.198	1986 11
Norw.Vill	08	04	A & B Robillard	P Pigden	20-134	$48,000	0.069	1983 02
Norw.Vill	08	04	F. Heerschap	DM & SE White	20-13401	$53,000	0.073	1985 12
Norw.Vill	08	04	RC & CM Freeman	M Lam	20-13402	$52,500	0.069	1981 07
Norw.Vill	08	04	C Vanderspek	TJ & SD Jones	20-149	$32,000	0.109	1980 09
Norw.Vill	08	04	WKM Vanderspek	JM & HI McNally	20-14901	$58,900	0.093	1985 10
Norw.Vill	08	04	L Body	D & G Boyle	20-163	$32,000	0.243	1980 09
Norw.Vill	08	04	RW & NJ Rachar	Fidlin Pontiac Buick Ltd.	20-17201	$22,000	0.041	1981 08
Norw.Vill	08	04	N Fidlin	R & H Desplenter	20-17202	$35,000	0.049	1983 08
Norw.Vill	08	04	RW & NJ Rachar	N Fidlin	20-17202	$30,000	0.049	1981 08
Norw.Vill	08	04	G Reeves	R & D Thompson	20-17312	$66,000	0.198	1986 07
Norw.Vill	08	04	R & H Knight	D & N Barnim	20-174	$72,000	0.198	1987 05
Norw.Vill	08	04	J Jull	C Hyndman & CM Buller	20-175	$57,000	0.806	1982 07
Norw.Vill	08	04	EE Palmer	GM & HE Eaton	20-184	$33,000	0.077	1985 06
Norw.Vill	08	04	E DeMontmorency	JD & EL Roberts	20-185	$22,500	0.073	1980 08
Norw.Vill	08	04	R & A Shearing	K & K Webber	20-186	$65,000	0.198	1987 02
Norw.Vill	08	04	R & A Williams	D & S Eddy	20-187	$22,000	0.198	1987 05
Norw.Vill	08	04	A & C Armstrong	R & B Morgan	20-188	$44,000	0.198	1987 06
Norw.Vill	08	04	KW & KL Mitchell	CG & AM Armstrong	20-188	$28,500	0.077	1984 05
Norw.Vill	08	04	CW Brooks,D Sanderson,ExecCR Brooks	JW Lowes & EJ Waud	20-191	$12,500	0.093	1985 05
Norw.Vill	08	04	BC & JC Bailey,Exec.to CE Bailey	JC Bailey	20-192	$25,000	0.105	1981 06
Norw.Vill	08	04	C.M.H.C.	SR & MA McKim	20-201	$45,000	0.365	1983 05
Norw.Vill	08	04	DAA & BM Cormier	RT & BJ Edgeworth	20-20101	$53,500	0.198	1984 10
Norw.Vill	08	04	KWF & G Van Brugge	WH & WH Pas	20-20102	$46,900	0.101	1983 07
Norw.Vill	08	04	A Wardell	K & L Bickell	20-203	$72,500	0.198	1987 06
Norw.Vill	08	04	D & N Barnim	J & N Miles	20-205	$35,500	0.198	1987 05

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TOWNSHIP	LOT	CON	VENDOR	PURCHASER	ROLL#	PRICE	HECTARES	DATE
Norw.Vill	08	04	ND Fidlin	GC & DA Groulx	20-207	$25,000	0.073	1986 03
Norw.Vill	08	04	TD & SC Losee	KW Thorne	20-211	$51,000	0.065	1985 05
Norw.Vill	08	04	MJ & DA Guthrie	HD & FE Arthur	20-21201	$40,000	0.065	1983 01
Norw.Vill	08	04	DJ & MG Smith	REO & HAJ Stickles	20-21402	$60,000	0.065	1985 07
Norw.Vill	08	04	PJ & RM Hurley	DJ & MG Smith	20-21402	$55,000	0.065	1981 06
Norw.Vill	08	04	RB & JE Sibbick	PJ & RM Hurley	20-21402	$53,500	0.065	1980 04
Norw.Vill	08	04	R & B Harrison	L & K Griswold	20-21501	$74,000	0.198	1987 05
Norw.Vill	08	04	PG Pybus by Att. RA Coad	RS & BD Harrison	20-21501	$42,000	0.089	1985 08
Norw.Vill	08	04	G & M Wavell	S Taylor	20-21502	$57,500	0.198	1987 06
Norw.Vill	08	04	JT & HE Moore	DA & ML Pick	20-21503	$40,300	0.045	1986 05
Norw.Vill	08	04	RA & LV Fleming	JT & HE Moore	20-21503	$28,000	0.045	1983 04
Norw.Vill	08	04	WP & BA Varga	D Waud	20-21602	$45,500	0.049	1980 10
Norw.Vill	08	04	N & CD Stam	SW & JH Cox	20-221	$28,000	0.057	1985 10
Norw.Vill	08	04	A Lisson	K Hamulecki	20-221	$35,000	0.057	1985 06
Norw.Vill	08	04	D & M Pick	JT & HE Moore	20-223	$35,000	0.073	1986 05
Norw.Vill	08	04	W & A Zandbergen	RH Heleniak	20-22501	$70,000	0.113	1985 09
Norw.Vill	08	04	J & GH Scholten	RJ & MJ Davidson	20-226	$106,000	0.122	1986 04
Norw.Vill	08	04	JG & MG Lynch	J & MH Scholten	20-226	$78,000	0.122	1982 08
Norw.Vill	08	04	C Keough	GC & CI Henderson	20-228	$31,000	0.122	1980 07
Norw.Vill	08	04	O Gare Estate	TW & DA Lee	20-229	$43,000	0.105	1982 10
Norw.Vill	08	04	D Lee	R & S Lee	20-230	$24,147	0.198	1986 07
Norw.Vill	08	04	R & S Fachnie	DA Lee	20-230	$45,000	0.101	1982 08
Norw.Vill	08	04	RD & BM Griswold	GN Griffin	20-232	$36,000	0.117	1985 07
Norw.Vill	08	04	Royal Bank of Canada	RD & BM Griswold	20-232	$35,000	0.117	1983 01
Norw.Vill	08	04	DJ & MG Smith	RW & CA Longthorne	20-232	$40,000	0.117	1981 06
Norw.Vill	08	04	G & J French	D Thompson & M Litton	20-234	$52,000	0.198	1986 07
Norw.Vill	08	04	E & M Douglas	C & G Baxter	20-235	$80,900	0.198	1987 06
Norw.Vill	08	04	C.M.H.C.	HD & MH Herring	20-236	$26,500	0.069	1981 08
Norw.Vill	08	04	M.H.C.	WE & WA White	20-238	$19,000	0.069	1982 09
Norw.Vill	08	04	C Fish	WJ & FA McDonald	20-243	$37,500	0.093	1983 11
Norw.Vill	08	04	D Peers	R Munro	20-244	$55,000	0.198	1987 12
Norw.Vill	08	04	J Hopkins Estate	D Peers	20-244	$30,000	0.093	1982 12
Norw.Vill	08	04	FA & CL Kozuch	JH & CA Ebertt	20-246	$40,000	0.093	1986 06
Norw.Vill	08	04	Scotia Covenants Ltd.	MJ & DA Guthrie	20-247	$30,000	0.085	1983 01
Norw.Vill	08	04	RD & JL Harrison	WN & J Ward	30-001	$42,500	0.215	1985 10
Norw.Vill	08	04	EM Farrell	RD Harrison & JL Ashkanase	30-001	$33,000	0.215	1980 06
Norw.Vill	08	04	JW & SY Alexander	LG & H Crumback	30-00401	$45,000	0.045	1983 06
Norw.Vill	08	04	HM Miller	JA & FW Bartindale	30-01301	$62,000	0.069	1986 03
Norw.Vill	08	04	AB & MM Smith	C & VM Van Vliet	30-015	$42,500	0.093	1982 04
Norw.Vill	08	04	J. Van Vliet	JW & BA Esseltine	30-01501	$59,000	0.093	1985 05
Norw.Vill	08	04	SR & MA McKim	KB DeCooman	30 017	$32,500	0.101	1984 05
Norw.Vill	08	04	D & M Davis	W & N Collins	[illegible]	[illegible]	0.198	[illegible]
Norw.Vill	08	04	G Hanson	J & WJ Dun	[illegible]	[illegible]	[illegible]	[illegible]

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Norw.Vill	08	04	GP Attlebery	BJ & IM McKiernan	30-028	$35,500	0.053	1985 07
Norw.Vill	08	04	JJ & JE Sarafinchin	JL & BF Esseltine	30-033	$33,250	0.057	1983 10
Norw.Vill	08	04	KJ Tolman	JR & KA Huys	30-038	$43,500	0.089	1985 11
Norw.Vill	08	04	LE Tolman	JM & SL Edgeworth	30-042	$46,000	0.085	1985 05
Norw.Vill	08	04	E Wiles	N Fidlin	30-047	$32,500	0.198	1987 01
Norw.Vill	08	04	G & S Bowerman	R Pollard & L Riches	30-051	$39,000	0.198	1987 03
Norw.Vill	08	04	D Hastings	J & J Vandelinde	30-058	$55,000	0.101	1986 07
Norw.Vill	08	04	DH Boyle	DE Hastings, in Trust	30-058	$57,093	0.097	1985 11
Norw.Vill	08	04	M & C Van Vliet	PW & SMC Nadeau	30-059	$58,000	0.109	1986 05
Norw.Vill	08	04	Victoria & Grey Trust Co.	M & C Van Vliet	30-059	$33,000	0.109	1982 12
Norw.Vill	08	04	DH Cullinan	AA Van der Spek	30-062	$36,000	0.101	1985 12
Norw.Vill	08	04	VJ Cullinan Estate	J & M Kisiel	30-063	$34,250	0.198	1986 11
Norw.Vill	08	04	V & M Ward	C & P Hollerman	30-065	$9,500	0.198	1987 03
Norw.Vill	08	04	V & M Ward	C & P Hollerman	30-065	$9,500	0.198	1987 03
Norw.Vill	08	04	KB Pearce	VW & MY Ward	30-065	$61,000	0.198	1986 08
Norw.Vill	08	04	WA & LC Davis	RB Hall & NR Werby	30-068	$53,000	0.081	1985 05
Norw.Vill	08	04	VCP Barber, formerly VCP Robertson	DR & CM Moore	30-069	$60,000	0.077	1980 01
Norw.Vill	08	04	OB Hetherington	WG & KM Bell	30-070	$40,000	0.077	1983 05
Norw.Vill	08	04	AH & AE Sanders	R & CA Tokarz	30-071	$65,000	0.150	1986 02
Norw.Vill	08	04	P & D Hager	AHM Sanders	30-071	$43,000	0.150	1981 05
Norw.Vill	08	04	H & MA Scholten	DG & PM Patchett	30-07101	$128,500	0.198	1986 10
Norw.Vill	08	04	J Scholten Estate	H Scholten	30-07101	$80,000	0.122	1980 11
Norw.Vill	08	04	W & W Pas	P & C Kuivenhoven	30-105	$66,500	0.198	1987 04
Norw.Vill	08	04	JE Mitchell	SG & ME Griffin	30-106	$62,000	0.130	1986 03
Norw.Vill	08	04	R & B Stone	KE & DM Homewood	30-108	$36,000	0.093	1985 05
Norw.Vill	08	04	PA Hilgert	B & A Klyn	30-113	$37,500	0.162	1984 10
Norw.Vill	08	04	G & S Debus	J & M Borges	30-114	$63,000	0.198	1987 02
Norw.Vill	08	04	K & L Bickell	D & P Catell	30-123	$44,000	0.198	1986 12
Norw.Vill	08	04	D & MJ Warboys	KL & LM Bickell	30-123	$40,000	0.069	1980 09
Norw.Vill	07	05	D & M Barter	W & C Farkas	30-12301	$56,000	0.198	1986 11
Norw.Vill	07	05	JR Woods Estate	DH & M Barter	30-12301	$44,000	0.198	1985 06
Norw.Vill	08	04	DA Grieco	CG & DE Judd	30-12501	$43,000	0.073	1983 09
Norw.Vill	08	04	M & W & K Davison	V Sutherland	30-12801	$53,500	0.093	1986 08
Norw.Vill	08	04	RR & GLE Harris	GLE Harris	30-129	$8,000	0.081	1982 03
Norw.Vill	08	04	EM Jacques	JW & ME Fidlin	30-130	$73,500	0.162	1980 11
Norw.Vill	08	04	MJ Ryckman (Estate)	PA Koppert	30-13401	$56,500	0.073	1985 10
Norw.Vill	08	04	FL Ficht Estate	WK Ficht	30-135	$20,000	0.085	1983 02
Norw.Vill	08	04	GW Van De Byl	AA & A Veldesgraaf	30-137	$31,000	0.081	1985 08
Norw.Vill	08	04	SH & AJ Wiedrick	JW & JA Vande Byl	30-137	$30,000	0.081	1983 03
Norw.Vill	08	04	DR DeMontmorency	SH & AJ Wiedrick	30-137	$35,000	0.081	1982 10
Norw.Vill	08	04	AFH & BM Webber	N & P Collins	30-138	$34,500	0.081	1980 08
Norw.Vill	08	04	A.C. Pollard by Att. J.I. Pollard	ADG & JM Winrow	30-141	$20,000	0.069	1986 04
Norw.Vill	08	04	BA MacDonald	AP & LM Pinter	30-151	$30,000	0.000	1984 06

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Norw.Vill	08	04	L Body & R Harris	R Harris	30-152	$41,000	1.130	1982 05
Norw.Vill	08	04	C Roelandt & H Tanghe	G & K Brewer	30-15501	$45,000	0.506	1987 04
Norw.Vill	08	04	D & A Van DeByl	R & M Jull	30-16101	$58,000	0.198	1987 12
Norw.Vill	08	04	PW Klyn	PW Klyn & CJ Pels	30-165	$42,500	0.085	1980 01
Norw.Vill	08	04	J & S Styles	K Robillard	30-168	$39,500	0.198	1987 04
Norw.Vill	08	04	J & P Pike	D & M Davis	30-169	$50,000	0.198	1987 06
Norw.Vill	08	04	P & J Dendekker	GS DeCooman & KV Cayley	30-171	$33,000	0.122	1982 09
Norw.Vill	08	04	NR Lusk	WP & A Klyn	30-179	$45,000	0.182	1980 04
Norw.Vill	08	04	JC & JE Henderson	RT Slegers	30-182	$48,000	0.126	1985 09
Norw.Vill	08	04	B George	W & R Davidson	30-183	$22,000	0.198	1986 11
Norw.Vill	08	04	E & D & C Daniels	C Boddin & J Denison	30-185	$40,000	0.198	1987 02
Norw.Vill	08	04	Engeneski Farms Ltd.	Castle Ceramics Ltd.	30-186	$180,000	0.433	1986 12
Norw.Vill	08	04	H Wagner	G & S Bowerman	30-188	$42,000	0.198	1987 03
Norw.Vill	08	04	IM Rachar	H Wagner	30-188	$36,900	0.085	1980 06
N.Norwich	14	06	W & M Pollard	J & W Adams	10-03001	$65,000	0.198	1986 07
N.Norwich	05	06	L & L Ferraro	H & M Scholten	10-03901	$26,500	0.198	1987 05
N.Norwich	10	06	R & H Gillespie	R Tresze & J Martin	10-051	$62,000	0.198	1987 01
N.Norwich	11	06	J & W Erkelens	RE & BVJ Saunders	10-055	$40,000	0.393	1984 09
N.Norwich	11	06	L Anderson	R & M Ladbrook	10-12103	$67,500	0.198	1986 11
N.Norwich	08	05	HM Hines	O & M Thamnavongsa	10-12106	$44,000	0.150	1984 08
N.Norwich	08	05	W Thorne	MR & CN Chapple	10-134	$35,000	0.081	1984 05
N.Norwich	66	Gore	B & I McKierman	D & H Van Esch	10-149	$63,000	5.873	1985 08
N.Norwich	01	05	RK Bucholtz	GC & CI Henderson	10-15001	$68,000	0.810	1980 09
N.Norwich	04	05	V & J Poole	W & B DeRover	10-162	$58,000	1.418	1986 11
N.Norwich	04	05	D Briggs	BI Sauer	10-16501	$85,000	1.175	1984 05
N.Norwich	05	05	J Charlton	L Van Esh	10-167	$20,000	0.186	1986 09
N.Norwich	05	05	O & A Deleeuw	JP McNally & DA Bruce	10-170	$84,000	0.729	1986 04
N.Norwich	06	05	BG & TA Hakkenberg	H & T Skledar	10-175	$80,000	0.830	1980 06
N.Norwich	06	05	V Sutherland	J & D Morris	10-179	$47,000	0.101	1986 08
N.Norwich	10	05	DR DeMontmorency	JE Mitchell & HE Davis	10-186	$86,000	0.373	1985 12
N.Norwich	10	05	TE & HA Hanson	SH & AJ Wiedrick	10-186	$85,000	0.373	1981 04
N.Norwich	10	05	P Vanderwal	D & G Bridgett	10-19601	$100,000	0.405	1986 12
N.Norwich	04	04	LW & MA Kovacs	M & FR Den Dekker	10-20001	$95,000	0.429	1985 11
N.Norwich	04	04	GL & WHM Vermeersch	LW & MA Kovacs	10-20001	$149,000	0.429	1983 05
N.Norwich	07	04	RA & JM Spek	RM & LR de Plancke	10-231	$55,000	0.122	1983 08
N.Norwich	08	04	BJ Alexander	S & S Crosby	10-238	$45,000	0.097	1981 08
N.Norwich	08	04	WB Ryckman	BJ Alexander	10-238	$44,000	0.097	1980 03
N.Norwich	8/9	04	R & M Jull	L & D Boyce	10-243	$85,000	2.159	1987 02
N.Norwich	11	04	RE & MH Storey	WC & M Droogers	10-24901	$33,400	0.340	1985 09
N.Norwich	11	04	A Wylie	J & K Felder	10-250	$43,000	1.620	1986 12
N.Norwich	12	04	MM McKie	CS Tupper & TL Davis	10-253	$28,000	0.275	1985 05
N.Norwich	06	03	K & J Paauw	KG & NC McNight	20-00801	$85,000	2.835	1986 04
N.Norwich	07	03	H & A Noorlander	RG & YA Vanneste	20-01401	$85,000	0.765	1986 05

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PROPERTY TRANSACTIONS FROM JANUARY 1980 TO JUNE 1987
FOR NORWICH TOWNSHIP (Comparative Community to West Lincoln)

TOWNSHIP	LOT	CON	VENDOR	PURCHASER	ROLL#	PRICE	HECTARES	DATE
N.Norwich	07	03	A & M Smith	W & M Bell	20-018	$65,000	0.198	1987 04
N.Norwich	08	03	Canada Trust Co., in trust	KC & HC Avey	20-021	$85,000	0.296	1985 10
N.Norwich	08	03	CJ & JE Horvath	Canada Trust Co.	20-021	$90,500	0.296	1985 08
N.Norwich	08	03	Wm DeJong Enterprises Inc.	Wm & MMJ DeJong	20-022	$10,000	0.308	1985 12
N.Norwich	08	03	HJ Alexander	Wm. De Jong Enterprises Ltd.	20-022	$10,000	0.308	1983 07
N.Norwich	08	03	MWY Alexander	JF & LD Feyen	20-023	$10,000	0.308	1983 07
N.Norwich	08	03	G Petersen Ltd.	MWY Alexander	20-023	$9,225	0.308	1981 10
N.Norwich	08	03	CS Petersen	HJ Alexander	20-023	$9,225	0.308	1981 10
N.Norwich	08	03	D & A Scholten	C Green	20-032	$285,000	6.306	1986 09
N.Norwich	08	03	Avco Financial Services Realty Ltd.	D & AA Scholten	20-032	$190,000	6.318	1984 10
N.Norwich	08	03	B & J Haggith	E & Y Dow	20-037	$67,000	1.215	1986 08
N.Norwich	01	03	LA & AJ Spachman	JC & SS Sumsion	20-043	$69,500	0.360	1986 06
N.Norwich	01	03	RT & BJ Edgeworth	LA & AJ Spachman	20-043	$66,000	0.360	1984 09
N.Norwich	07	02	NB Cassidy	WW Lenhardt & CD Jamieson	20-069	$57,000	0.344	1984 01
N.Norwich	09	02	CR & SD Gillespie	LL & JA Raper	20-073	$56,000	0.810	1983 06
N.Norwich	07	02	M Bates	G & N McCurdy	20-088	$55,050	0.198	1986 10
N.Norwich	09	02	R Jansen	W Mehaffy & M Pfeifer	20-09001	$77,000	0.198	1987 04
N.Norwich	07	01	CR & ML Hutchinson	A Korevaar & C Rietveld	20-102	$60,000	0.174	1986 06
N.Norwich	08	01	G Malcolm	G & J Fishback	20-111	$83,000	0.198	1987 06
N.Norwich	02	01	B & B Chapple	W & J Ramey	20-115	$63,500	0.198	1987 03
N.Norwich	04	01	G Van De Scheur	D & M Ben	20-118	$112,000	0.203	1987 06
N.Norwich	05	01	DL McConkey	DR Lees & LE Coghlan	20-121	$22,000	0.405	1985 12
N.Norwich	05	01	J Woodhouse	DL McConkey	20-121	$22,000	0.405	1981 12
N.Norwich	07	01	WN & J Ward	WG & CJ Harkes	20-126	$75,000	0.405	1985 11
N.Norwich	08	01	DL & SM Ferris	KJ Kelly	20-128	$68,000	0.174	1986 06
N.Norwich	08	01	SW & BB Blancher	FF Claessens	20-131	$51,000	0.709	1986 06
N.Norwich	08	01	H Desplenter	SW Blancher & BB Shier	20-131	$39,000	0.709	1983 08
N.Norwich	17	03	A & LM Blackmore	WG Scheurman	30-001	$65,000	1.418	1986 06
N.Norwich	28	03	NC & TM Mulder	DD & MR Avey	30-016	$64,000	0.405	1983 10
N.Norwich	22	02	F & M Peters	W & H Bouwheer	30-041	$170,000	0.834	1980 02
N.Norwich	28	02	SJ Banbury	CA Moodie	30-050	$57,000	0.231	1986 04
N.Norwich	21	02	S & K White	M MacDonald	30-061	$67,000	0.198	1986 08
N.Norwich	21	02	AJ & DJ Kondracki	SB & KL White	30-061	$54,500	0.227	1986 04
N.Norwich	21	02	K & DA Cornish	W DeJong	30-062	$47,000	0.405	1982 01
N.Norwich	22	02	P & M Holinaty	RB & E Piper	30-068	$83,800	0.231	1981 05
N.Norwich	22	01	B Barnim	AB & LV Barnim	30-09401	$16,000	0.405	1981 10
N.Norwich	22	01	DW Feick	B Barnum	30-09401	$16,000	0.405	1980 10
N.Norwich	22	01	GRS Henry	P & ME Pope	30-095	$67,000	0.425	1984 11
N.Norwich	22	01	E & AD Van Manen	E & JH Van Ravenswaay	30-114	$75,000	0.373	1984 07
N.Norwich	11	09	J Wolfe	C & K Hutcheson	30-292	$32,000	0.198	1986 10
N.Norwich	22	06	GJ & M Mynders	HC & GM Van Woerden	40-034	$77,500	2.025	1985 05
N.Norwich	22	05	CW Siple	LA Siple	40-07301	$75,800	0.231	1985 12
N.Norwich	23	04	C Caslanette	RL & CL Peal	40-10102	$70,000	0.365	1985 01

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TOWNSHIP	LOT	CON	VENDOR	PURCHASER	ROLL#	PRICE	HECTARES	DATE
N.Norwich	23	04	BL Tait	C Caskanette	40-10102	$67,000	0.365	1984 06
N.Norwich	26	04	T & D Van Deuveren	TG & A Klyn	40-10401	$85,000	1.677	1985 03
N.Norwich	16	01	L Longthorne	J & T Vande Scheur	50-066	$30,000	0.170	1986 10
N.Norwich	16	01	BD & BA Knott	RW Longthorne	50-066	$30,000	0.170	1985 07
N.Norwich	16	01	D & J McKay	W & C Wight	50-067	$75,000	0.198	1987 02
N.Norwich	16	01	KE Glover	DW & JL McKay	50-067	$46,500	0.203	1983 03
N.Norwich	14	01	RN & D Moore	RA & SR Shelley	50-092	$40,000	0.093	1985 05
N.Norwich	14	01	LV Smith	RJP & SL Meloche	50-096	$35,000	0.267	1980 07
N.Norwich	14	02	CS Dennis	F & JJ Koopman	50-107	$20,000	0.211	1981 05
N.Norwich	14	02	CA & BA Hulet	RD Stubbe & H Byl	50-11302	$58,000	0.198	1985 01
N.Norwich	14	02	JWS & HW Otten	CA & BA Hulet	50-11302	$55,000	0.198	1983 07
N.Norwich	14	02	JP & BJL Ficht	T Van Hierden	50-11303	$87,000	0.385	1985 03
N.Norwich	14	02	M & C Van Vliet	JP & BJL Ficht	50-11303	$82,000	0.385	1980 09
N.Norwich	14	02	P Overeem	PD & JE Smith	50-115	$78,000	0.186	1986 05
N.Norwich	14	01	G Kennerley	DL Vermeersch	50-130	$22,500	0.203	1985 04
N.Norwich	14	01	RH King & AC Counsell	LY Schaafsma	50-13201	$11,750	0.401	1980 12
N.Norwich	14	01	CMHC	EG & HJ Krygsman	50-13203	$25,000	0.324	1984 01
N.Norwich	14	01	WK & SH Davidson	M Louttet	50-13203	$38,000	0.324	1982 06
N.Norwich	14	01	CM Hajdu	DL Vermeersch	50-133	$30,000	0.174	1984 12
N.Norwich	14	01	WW & JG Lenhardt	JE & CG Beecraft	50-134	$45,500	0.162	1980 01
N.Norwich	14	01	DK & MA Archer	A & W Burgers	50-13401	$66,000	0.122	1985 03
N.Norwich	14	01	J & SM Niit	RN & DM Moore	50-13402	$66,500	0.122	1985 05
N.Norwich	15	01	MJ Emigh	J & JK Holden	50-139	$27,000	0.105	1984 06
N.Norwich	15	01	B & L Edwards	J & D Van Asselt	50-14501	$98,000	0.198	1987 05
N.Norwich	15	01	HJ & M Syrier	BA & LL Edwards	50-14501	$86,000	0.223	1986 05
N.Norwich	15	01	C & J Butyn	JL & K Veres	50-14502	$92,500	0.223	1985 09
N.Norwich	14	01	DE Jones	DM Dalton	50-153	$40,000	0.332	1985 11
N.Norwich	14	01	TH & G De Jongh	DL Vermeersch	50-155	$50,000	1.215	1985 08
N.Norwich	14	01	AL & AM McCabe	AJ Maaskant	50-157	$49,000	1.013	1985 02
N.Norwich	14	01	M & C Jamieson	E & O Douma	50-160	$61,000	0.198	1983 07
N.Norwich	14	01	C & J Van Blyderveen	Monte Arbre Farms Inc.	50-161	$15,000	0.203	1984 07
N.Norwich	14	01	C & J Van Blyderveen	DR & LJ Kemp	50-16101	$15,000	0.203	1983 03
N.Norwich	14	01	G & J Ryksen & T Vanescheur	A & S Markvoort	50-163	$79,000	2.722	1986 07
N.Norwich	14	01	J & W Ryksen	G & JMW Overeem	50-16301	$85,000	0.470	1986 03
N.Norwich	15	02	M Louttet	J & K Sharpe	50-176	$53,000	0.198	1987 06
N.Norwich	15	02	KA Qwintin	MP Louttet	50-176	$38,000	0.203	1985 08
N.Norwich	15	02	MC Dennis Estate	RC & CM Freeman	50-178	$23,500	0.117	1985 03
N.Norwich	15	02	H & C Van Dyk	N Warner & M Tremaine	50-186	$48,500	0.198	1986 09
N.Norwich	14	02	G & D & W Robillard	M Thompson	50-191	$38,300	0.239	1986 08
N.Norwich	14	02	R & E Johnson	A & Y Snyder	50-192	$53,500	1.195	1986 08
N.Norwich	14	02	JM & M Leslie	RR Van Bomel & BM Knott	50-194	$54,000	0.198	1984 06
N.Norwich	14	02	JE Kelly	JM Leslie & M Wells	50-194	$40,000	0.198	1981 12
N.Norwich	14	01	N Penny & S Rutherford & A Bailey	L & H Vanderweerd	50-[illegible]00	$75,000	0.198	1987 03

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TOWNSHIP	LOT	CON	VENDOR	PURCHASER	ROLL#	PRICE	HECTARES	DATE
N.Norwich	15	02	H & R Van Lagen	Z & R Vucenovic	50-21001	$111,500	0.198	1987 05
N.Norwich	15	02	J & DT Mulder	H Van Lagen & R Koudys	50-21001	$63,000	0.194	1982 06
N.Norwich	15	02	H & G De Blieck	J & A Hanson	50-21201	$78,000	0.198	1986 10
N.Norwich	15	02	JGK & MR Smith	BG & TA Hakkenberg	50-21203	$13,000	0.231	1986 06
N.Norwich	15	02	MR Smith	MJ Roth	50-21204	$11,500	0.247	1985 07
N.Norwich	15	02	TS & TL Sherman	RA & SJ Pilkey	50-213	$40,000	0.373	1986 01
N.Norwich	26	05	Gaston Vermeersch Co. Ltd.	R & C Jull	n/a	$104,250	0.000	1986 08
S.Norwich	01	11	RL & JC Heath	JW Whall	10-006	$55,000	0.344	1985 05
S.Norwich	5/6	11	N Wilson	W Mackenzie	10-008	$42,600	0.324	1986 08
S.Norwich	07	07	W & S Wavell	K & D Longthorne	20-022	$65,000	0.198	1987 06
S.Norwich	07	07	G & D Tupper	F Haggith & M Murray	20-023	$42,000	0.198	1987 04
S.Norwich	07	07	D & J Freeman	H & T Rosewarne	20-025	$66,000	0.101	1986 12
S.Norwich	09	08	P & D Finch	J & R Thompson	20-044	$57,000	0.198	1987 05
S.Norwich	07	08	F Sherman	D & T Ecker	20-053	$38,000	0.522	1986 09
S.Norwich	11	10	B & MH Vande Brink	TM & DL Pottelberg	20-080	$40,500	0.198	1984 05
S.Norwich	11	10	L & D Vaspori	RN & MC Marshall	20-08001	$29,000	0.127	1985 01
S.Norwich	09	10	H & M Justus	L Weis & D Dempsey	20-084	$87,500	0.198	1987 06
S.Norwich	09	10	M & P Smith	W Weinberger & T Hickman	20-09001	$65,000	0.198	1986 09
S.Norwich	07	11	E & D Deklerck	P & J Vanderwal	20-12501	$78,500	0.846	1986 11
S.Norwich	12	12	J Kovecses	E & F & J Ladosz	20-13101	$65,000	0.818	1987 06
S.Norwich	11	09	DJ & SM Hussey	CR & ML Hutchinson	30-00401/2	$95,000	0.186	1986 06
S.Norwich	11	09	R Picknell	DJ & SM Hussey	30-00402	$14,000	0.101	1982 11
S.Norwich	10	08	MB Barnim Estate	HH & VV Pauli	30-00802	$52,000	0.101	1981 08
S.Norwich	10	09	ML & SM DeBruyne	G & ME Lamoure	30-014	$35,000	0.198	1986 02
S.Norwich	11	09	477070 Ontario Ltd.	AW & WS Armstrong	30-023	$33,000	0.109	1985 11
S.Norwich	11	09	Mortgage Insurance Co. of Canada	H Vandenbrink	30-023	$27,500	0.109	1982 12
S.Norwich	11	09	Beneficial Realty	JAL Lamoureux	30-033	$20,000	0.081	1984 11
S.Norwich	11	09	407923 Ontario Ltd.	J & T Bertrand	30-034	$25,000	0.101	1983 12
S.Norwich	11	09	EI Pearce Estate	WD & FM Hamilton	30-036	$37,000	0.198	1980 06
S.Norwich	11	09	GW Childs by F Prouse Exec.	WM & C Sanders	30-050	$40,000	0.223	1983 11
S.Norwich	11	09	M Lee	P & B Gignac	30-051	$63,000	0.198	1987 03
S.Norwich	11	09	E Leach & M Ward	L & N Anderson	30-052	$53,000	0.101	1987 06
S.Norwich	11	09	R & D Butler	BA & EC Janssens	30-054	$46,000	0.198	1982 11
S.Norwich	12	08	J & J Countryman	J Corkeil & J Kirktown	30-060	$51,000	0.198	1987 06
S.Norwich	14/15	08	J Foris Jr.	B & B Rodgers	30-061	$41,000	0.198	1986 08
S.Norwich	11	08	TD & GE Ryder	RA & KL Esseltine	30-064	$50,500	0.198	1984 06
S.Norwich	11	08	C & T Verouden	S & C Toth	30-065	$50,000	0.097	1986 10
S.Norwich	11	08	WJ & JA Kuchar	CH Verouden	30-066	$37,000	0.198	1982 11
S.Norwich	11	09	ML Ryder	RJ & KE McMann	30-074	$34,500	0.198	1981 07
S.Norwich	10	09	HC & FL Hussey	AC Hussey	30-079	$15,793	0.122	1984 09
S.Norwich	11	08	J & S Durkee	LW & JL Sherman	30-081	$43,000	0.198	1980 01
S.Norwich	13	09	J Sanders	P Dupras & M Beattie	30-089	$47,000	0.198	1987 05
S.Norwich	13	09	I Howse	J Sanders	30-089	$25,000	0.198	1986 07

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TOWNSHIP	LOT	CON	VENDOR	PURCHASER	ROLL#	PRICE	HECTARES	DATE
S.Norwich	13	09	AN McElhone	ME Rusnak	30-090	$43,100	0.446	1983 11
S.Norwich	11	09	DL Pennington	MC Hajdu	30-103	$25,200	0.198	1983 05
S.Norwich	11	09	L Armstrong Estate	JCM Van Rommel	30-108	$34,000	0.466	1980 03
S.Norwich	11	09	N Gleason	R & J King	30-111	$32,500	0.190	1980 07
S.Norwich	11	09	F & D Pinnoy	W Sanders	30-114	$25,000	0.198	1986 03
S.Norwich	11	09	E Briggs	LT & CJ Lewis	30-122	$18,000	0.093	1985 10
S.Norwich	11	09	M Kilpatrick Estate	PJ Groeneveld & C Toonen	30-137	$35,000	0.215	1980 11
S.Norwich	10	08	J Whitehead & J Grant	P & J Pinnoy	30-141	$46,000	0.198	1987 02
S.Norwich	10	08	J & R Thompson	C & J Reeves	30-147	$48,000	0.198	1987 05
S.Norwich	10	08	J Hendrika Van Den Brink Estate	CE & NE Davis	30-14901	$100,000	0.122	1985 08
S.Norwich	10	08	L Ash	JH Vandenbrink	30-14901	$108,000	0.122	1985 02
S.Norwich	11	09	C & S Rachar	PA & ML Saunders	30-155	$42,000	0.101	1980 06
S.Norwich	10	08	D Leeming	B & A Brady	30-156	$49,500	0.101	1986 10
S.Norwich	10	08	HL Leeming Estate	DR Leeming	30-156	$26,000	0.101	1983 12
S.Norwich	10	08	A & M Sommer	D & S Finch	30-160	$26,000	0.198	1987 01
S.Norwich	10	08	JB Arthur	AH Sommer & M Velhove	30-160	$18,500	0.101	1980 07
S.Norwich	10	08	A McGilligan	WGD & DL Stone	30-162	$34,500	0.198	1986 08
S.Norwich	11	09	K & S Smith	TD Morris	30-167	$34,000	0.122	1982 08
S.Norwich	11	09	CMHC	W & C Redman	30-168	$19,900	0.093	1984 05
S.Norwich	11	09	N & J McMullen	R & S Houze	30-188	$49,000	0.198	1987 06
S.Norwich	13	09	L Savill	R & S Lewis	30-199	$25,000	0.105	1982 09
S.Norwich	11	09	AE Kramer Estate	JH Vanderweerd	30-202	$36,750	0.077	1986 05
S.Norwich	13	09	Michael Ash Construction Limited	G & S Davis	30-209	$53,000	0.198	1986 11
S.Norwich	13	09	M & D Beecroft	Michael Ash Construction Ltd.	30-209	$30,000	0.198	1986 08
S.Norwich	11	09	GE & AM Lee	PF & SJ Hokke	30-21403	$41,000	0.198	1981 09
S.Norwich	11	09	J & P Davis	R & S Davis	30-216	$57,000	0.198	1987 01
S.Norwich	11	09	JE & WH Scott	JL & PG Davis	30-216	$45,000	0.348	1985 05
S.Norwich	11	09	JC & A Robinson	RD & MJ Scott	30-218	$29,900	0.113	1981 06
S.Norwich	11	09	GB Nobbs by B Hamilton (Exec.)	DD Clifford & CM Jansen	30-222	$35,500	0.142	1982 02
S.Norwich	11	09	L Pettigrew	M & G Wavell	30-225	$82,500	0.198	1987 06
S.Norwich	11	09	DA & TL Ecker	P & A Dyck	30-231	$35,000	0.093	1986 06
S.Norwich	11	09	Royal Trust Corp.	DA & TL Ecker	30-231	$22,000	0.093	1982 07
S.Norwich	11	09	James Lowell Body	DH & KJ Robillard	30-231	$34,000	0.093	1980 02
S.Norwich	11	09	A Cole	R & L Zimmer	30-233	$13,000	0.101	1982 09
S.Norwich	11	08	G & M Hagerman	AE & GM Wilkins	30-237	$92,250	0.211	1985 03
S.Norwich	11	09	CA & EM Scott	A & J Relaen	30-23702	$65,000	0.101	1985 12
S.Norwich	10	08	Avco Financial Services Realty Ltd.	R & L Letoile	30-251	$20,000	0.101	1981 12
S.Norwich	10	08	W Allen & M O'Hearn	G & E Cooke	30-253	$75,000	0.134	1987 02
S.Norwich	11	08	AE & RJ & RA Picknell	DW Groeneveld	30-254	$27,000	0.304	1980 03
S.Norwich	11	08	HH Batson Estate	DJ & ML Ryder	30-25402	$75,000	0.203	1986 04
S.Norwich	11	08	J & S Pettersen	I Smith	30-261	$70,000	0.198	1987 06
S.Norwich	11	08	RE & MJ Hodgson	S Robinson & J Petersen	30-261	$49,900	0.113	1985 04
S.Norwich	11	09	R & M Caugill	GA & MH Hill	30-[illegible]	$31,000	0.122	1984 06

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S.Norwich	11	09	B & P Parr	A Oliver	30-272	$100,000	0.198	1986 07
S.Norwich	21	09	FA & E Broad	C Lee & B Decoopman	30-272	$36,900	0.198	1984 07
S.Norwich	11	09	A Venner	BS & PJ Parr	30-272	$13,000	0.198	1983 07
S.Norwich	11	09	Michael Ash Construction Ltd.	K DeRoo	30-279	$61,500	0.085	1981 04
S.Norwich	11	09	GE & LE Stone	DS Arthur & CA Bock	30-281	$39,000	0.122	1985 06
S.Norwich	11	09	M Harris	J Whitehead & J Grant	30-283	$87,000	0.101	1987 02
S.Norwich	13	09	FA & DT Lane	JD Furlong & DR Smith	30-286	$39,500	0.057	1984 04
S.Norwich	11	09	CD & SL Rachar	CD Richardson & CA Furlong	30-289	$14,000	0.198	1980 08
S.Norwich	11	09	L & T Hill	R & D Haggith	30-290	$38,000	0.198	1986 10
S.Norwich	11	09	Michael Ash Construction Ltd.	LR & TI Hill	30-290	$35,500	0.198	1980 08
S.Norwich	11	09	LT Clifford	Michael Ash Construction Ltd.	30-290	$33,000	0.198	1980 02
S.Norwich	11	09	ME Rusnak	HL & AC Wells	30-294	$35,000	0.198	1984 01
S.Norwich	11	09	LG & SJ Dedecker	SW & CL Wilson	30-303	$49,000	0.113	1985 05
S.Norwich	11	09	Bank of Montreal	LG & SJ DeDecker	30-303	$43,000	0.113	1984 04
S.Norwich	11	09	Michael Ash Construction Ltd.	LT & P Clifford	30-305	$50,750	0.101	1980 02
S.Norwich	11	09	L & AM Uberig	W & CM Sanders	30-30504	$51,700	0.101	1984 11
S.Norwich	11	09	BL Ward	L & AM Uberig	30-30504	$47,000	0.101	1982 09
S.Norwich	10	08	L Ash	RL & JL Richardson	30-307	$52,000	0.194	1982 08
S.Norwich	15	07	KH & BJ Glysz	N & CD Stam	30-32101	$68,000	1.215	1984 05
S.Norwich	18	07	K & G Van Bruggs	R & L Rosehart	40-00301	$78,500	0.198	1986 11
S.Norwich	18	07	WH & WH Pas	KWF & G Van Geertruida	40-00301	$65,900	0.648	1983 07
S.Norwich	28	08	RM Conroy	WmH & BL Nowell	40-04303	$41,000	1.162	1985 08
S.Norwich	28	08	FN & B Lonsbury	RM Conroy	40-04303	$36,500	1.162	1983 07
S.Norwich	28	08	BJ & MR Gill	D & G Silverthorn	40-04304	$15,500	0.770	1984 06
S.Norwich	22	08	GL & MJ Scott	RE & VA Cyr	40-054	$39,000	0.101	1986 06
S.Norwich	22	08	D Wright	JK & NU Bergen	40-058	$26,000	0.093	1984 01
S.Norwich	21	08	MA Broad by EJ Bill & D Broad	WE & DL Riley	40-059	$46,500	0.069	1984 02
S.Norwich	22	08	DL & M Burke	EM & WP Kennedy	40-064	$53,500	0.126	1986 06
S.Norwich	22	08	W & B Rosehart	DL & MS Burke	40-064	$45,000	0.126	1984 04
S.Norwich	22	08	R Nace	B & L Brown	40-066	$40,500	0.198	1987 03
S.Norwich	19	05	W Hamulecki	JI Ortner	40-06801	$55,000	0.405	1986 05
S.Norwich	19	05	JI & MG Ortner by Shore Wilkinson	W Hamulecki	40-06801	$40,000	0.405	1982 11
S.Norwich	22	08	W & W Waite	RD & DM Melanson	40-069	$20,000	0.081	1982 05
S.Norwich	21	08	PM & DB Schott	RH Hayward Jr. & CM Parkin	40-077	$25,000	0.101	1984 03
S.Norwich	21	08	Royal Bank of Canada	PC & DL Mabee	40-079	$28,500	0.097	1982 08
S.Norwich	21	08	D Kohl	J & M DeSousa	40-081	$67,000	0.198	1987 06
S.Norwich	21	08	E & T Crofts	NE Meron & CA Hudson	40-087	$53,000	0.486	1985 12
S.Norwich	21	08	D & C Avey	E & T Crofts	40-087	$43,000	0.486	1984 07
S.Norwich	21	08	C McElhone	J & K McElhone	40-091	$20,000	0.148	1986 09
S.Norwich	21	08	N & C Crooker	BM & VJ Haley	40-094	$42,000	0.207	1984 04
S.Norwich	21	09	MD Fleming	RS Turnbull	40-096	$22,000	0.263	1982 07
S.Norwich	21	09	SA Webster	SM Ghesquiere	40-10202	$17,500	0.198	1981 03
S.Norwich	21	09	JA Palmer	JR & SA Breit	40-109	$67,000	0.101	1984 12

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TABLE 7

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FOR NORWICH TOWNSHIP (Comparative Community to West Lincoln)

TOWNSHIP	LOT	CON	VENDOR	PURCHASER	ROLL#	PRICE	HECTARES	DATE
S.Norwich	21	09	MG & MW Elleil	WR & LF Helsdon	40-113	$24,800	0.073	1983 06
S.Norwich	21	09	J Freeman	J & G Bouwers	40-115	$59,000	0.198	1986 10
S.Norwich	21	09	WA & FE Mowat	WA & MG Friesen	40-117	$95,000	0.154	1984 06
S.Norwich	21	09	R & T Jordan	A & E Bailey	40-119	$45,000	0.069	1986 05
S.Norwich	21	09	DD & JA Stewart	TD & RE Jordan	40-119	$43,500	0.069	1985 03
S.Norwich	21	09	I Jones	CL Houseworth	40-124	$36,000	0.101	1981 11
S.Norwich	21	09	RA Townsend	AV Fox	40-125	$29,000	0.081	1985 04
S.Norwich	21	09	J Helsdon	GR & CJ Smith	40-127	$59,000	0.134	1984 08
S.Norwich	21	09	JC & MM Taylor	DK & CM Ketchabaw	40-128	$63,000	0.162	1986 04
S.Norwich	21	09	JA & L Rachar	DD & JA Stewart	40-129	$40,500	0.101	1980 07
S.Norwich	21	09	GW Anderson & SL Westbrook	JC & MM Taylor	40-129	$46,000	0.101	1980 01
S.Norwich	21	09	C & W Vanderspek	PD & CL Wardle	40-131	$34,900	0.057	1984 03
S.Norwich	22	09	F Raymond Estate	C & WKM Vanderspek	40-131	$29,000	0.057	1980 09
S.Norwich	21	09	L Way	MR & H St.Gelais	40-132	$28,000	0.041	1985 09
S.Norwich	21	09	M & WJ & JB Stroud	GA & CL McCurdy	40-133	$36,000	0.041	1983 07
S.Norwich	21	09	TM & T Langrell Jr.	A & L Kendall	40-134	$38,500	0.198	1980 07
S.Norwich	21	09	S & H Barzo	J & D Wilson	40-139	$63,000	0.324	1981 04
S.Norwich	22	09	MA & PK Smith	CM & M Boeder	40-141	$28,000	0.211	1985 06
S.Norwich	22	09	TJ & JM Barham	W Bouwheer & G Lettice	40-145	$42,000	0.113	1986 06
S.Norwich	22	09	MH Hicks Estate	WE Haley	40-154	$43,000	0.113	1985 07
S.Norwich	22	09	JK & ME Veltman	GR & SJ Hynes	40-155	$39,000	0.433	1981 05
S.Norwich	20	08	AM & DL Maes	RJJ & VL Redling	40-164	$35,000	0.324	1985 08
S.Norwich	20	09	D & AA Scholten	GW & LS Harkes	40-17701	$132,000	0.162	1984 10
S.Norwich	20	09	AA Scholten	DN Scholten & JD Dendekker	40-178	$30,000	1.968	1986 05
S.Norwich	20	09	D & L Cheney	R Gee	40-183	$49,900	0.198	1987 06
S.Norwich	27	09	M & J Carroll	R & J Hutchinson	40-191	$97,000	0.405	1987 05
S.Norwich	18	10	G & M Vandenbrink	B & M Vandebrink	50-00501	$48,000	0.198	1986 11
S.Norwich	18	10	M & M Bowlby	GR & M Vandenbrink	50-00501	$34,000	0.198	1981 03
S.Norwich	26	10	A & S Burwell	L & C Phipps	50-022	$67,000	1.499	1987 04
S.Norwich	27	10	RG & LR Thompson	TJM & MM Smith	50-027	$53,000	0.308	1985 07
S.Norwich	26	10	M De Cloet	R & J Fuller	50-042	$79,000	0.198	1987 06
S.Norwich	26	10	AG & E Swinimer	MA DeCloet	50-042	$58,900	0.126	1985 06
S.Norwich	26	10	L Scott	F & A Muhl	50-043	$64,000	0.178	1984 05
S.Norwich	20	10	EW & RL DeBus	J & K Bartsch	50-050	$10,000	0.251	1985 10
S.Norwich	20	10	EW DeBus	FJ & AL Hopkins	50-051	$25,000	0.198	1983 10
S.Norwich	20	10	EW DeBus	JE & M O'Toole	50-051	$25,000	0.198	1982 07
S.Norwich	26	10	B & R Noels	J & D Gunn	50-058	$40,000	1.470	1986 11
S.Norwich	27	10	M Boeder	FJ & LG Kitchinghan	50-081	$63,000	0.389	1985 09
S.Norwich	24	11	A Hutcheson	M & C Hutcheson	50-09601	$30,000	0.203	1987 05
S.Norwich	23	12	JF Gray Estate	C & M Balazs	50-15301	$103,000	0.567	1984 04
S.Norwich	27	12	G & M Kunderman	LW & J Post	50-162	$77,000	0.198	1985 11
S.Norwich	27	12	M & GG Verscheure Estate	JE & KA McDonald	50-16301	$68,000	0.198	1986 05
S.Norwich	27	12	NP & NM Portelance	E Gilvery	50-167	$35,000	0.198	1980 07

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TABLE 7

RESIDENTIAL PROPERTIES WITH CLASS CODE 'RU'
PROPERTY TRANSACTIONS FROM JANUARY 1980 TO JUNE 1987
FOR NORWICH TOWNSHIP (Comparative Community to West Lincoln)

TOWNSHIP	LOT	CON	VENDOR	PURCHASER	ROLL#	PRICE	HECTARES	DATE
S.Norwich	28	12	JE & LJ Prince	J & J Cerna	50-185	$73,000	0.198	1981 04
S.Norwich	28	12	W & J Jenney	J Harvey & E Rutledge	50-18501	$60,000	0.198	1987 03
S.Norwich	28	12	H Buranyi	J & I Zahorak	50-193	$76,500	0.198	1987 06
S.Norwich	28	12	DW Hutchison	AF & NM Chipps	50-193	$35,000	0.198	1982 07
S.Norwich	27	12	M & Y Deketelaere	A & D Piron	50-203	$147,000	0.198	1987 03
S.Norwich	18	12	CMHC	DA & WH Atkinson	50-216	$43,000	2.734	1985 09

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TABLE 8

RESIDENTIAL VACANT PROPERTIES WITH CLASS CODE "VL"
PROPERTY TRANSACTIONS FROM JANUARY 1980 TO JUNE 1987
FOR NORWICH TOWNSHIP (Comparative Community for West Lincoln)

TOWNSHIP	LOT	CON	VENDOR	PURCHASER	ROLL#	PRICE	HECTARES	DATE
E.Oxford	5/6	01	Albion Insurance Co. of Canada	JRG Blais	10-030	$25,000	0.871	1986 09
E.Oxford	06	01	H.M.Q.	BL Skillings	10-058	$12,350	0.324	1987 01
E.Oxford	07	01	DA King	P & AEE Atkinson	10-084	$27,000	0.859	1980 08
E.Oxford	01	01	C & SW Beyer	RB & JR Hawkins	10-09701	$35,000	4.066	1987 02
E.Oxford	03	01	HM McLeod	P Van Kooten	10-101	$26,000	2.633	1986 11
E.Oxford	05	02	H.M.Q.	WN Skillings	10-14102	$28,200	13.624	1987 01
E.Oxford	04	06	JC & M Trainor	DW Golton & AA Brouwer	20-043	$30,000	1.620	1980 10
E.Oxford	07	07	DL Vermeersch	J MacKaay	20-07902	$19,800	1.997	1985 03
E.Oxford	07	07	KM & KC Desai	DV & DL Vermeersch	20-07902	$28,000	1.997	1980 07
E.Oxford	21	06	RJ Swance	N & VD Karalis	40-03501	$25,500	1.754	1986 06
E.Oxford	12	01	SM O'Brien	JEN & LM Greentree	50-006	$13,500	2.025	1985 10
E.Oxford	13	03	R Maloney	E & T Whittman	50-071	$20,000	3.949	1987 06
E.Oxford	12	04	DGS Management Cons. Limited	C Sibley	50-07802	$90,000	0.198	1987 01
E.Oxford	12	04	W Wood	DGS Management Consultants Ltd.	50-07802	$14,200	0.203	1986 05
E.Oxford	13	04	W Gofton	L & S Adkin	50-09903	$23,500	0.198	1986 08
E.Oxford	12	04	S Miles	J & M Kennedy	50-10902	$11,500	0.417	1982 12
E.Oxford	10	04	K Armstrong	JH & JL Cornell	50-11501	$27,500	0.689	1986 05
Norw.Vill	08	04	N Suprun	J Leitch	10-034	$73,539	0.198	1987 01
Norw.Vill	08	04	M Joosse	WC Ormston & MA Couwenberg	10-12401	$26,000	0.105	1985 02
Norw.Vill	08	04	Meroving Ltd.	BG & TA Hakkenberg	10-12401	$15,000	0.105	1980 06
Norw.Vill	08	04	H Payne	A Mitchell & N McIlvenna	10-139	$12,000	0.065	1987 05
Norw.Vill	08	04	D Demontmorency	BD Payne	10-139	$10,000	0.198	1985 10
Norw.Vill	08	04	D Demontmorency	HE Payne	10-139	$10,000	0.198	1985 10
Norw.Vill	08	04	P Van Brugge	D & A Boeder	10-142	$18,000	0.065	1982 06
Norw.Vill	08	04	J Suprun	D Leitch	10-145	$9,500	0.198	1987 06
Norw.Vill	08	04	T Witts	MJ McCall & DD DeGroote	10-178	$24,000	0.069	1981 12
Norw.Vill	08	04	Scotia Mortgage Corporation	WR & CA Wilson	10-180	$20,000	0.117	1984 05
Norw.Vill	08	04	Victoria & Grey Trust Co.	KJ & TL Bowers	10-193	$18,000	0.109	1982 11
Norw.Vill	08	04	HE Jr & B Payne	G Binkley	10-203	$34,000	0.069	1982 12
Norw.Vill	08	04	WD Excavating Ltd.	BS Deming	20-023	$7,000	0.101	1984 04
Norw.Vill	08	04	Michael Ash Construction Ltd.	W D Excavating Ltd.	20-023	$6,000	0.101	1982 05
Norw.Vill	08	04	RM & JE Pick	Vermeersch Land Dev. Inc.	20-115	$28,000	0.365	1980 02
Norw.Vill	08	04	District Trust Co.	K Hamulecki & A. Lisson	20-148	$35,000	5.314	1983 11
Norw.Vill	08	04	J Craig	FW & AI Fisk	20-195	$15,500	0.417	1981 04
Norw.Vill	08	04	Currah Feed Co. Ltd.	N Fidlin	20-214	$5,300	0.555	1986 07
Norw.Vill	08	04	IW & SG Sprague	PG & GM Sprague	30-040	$37,000	0.243	1981 10
Norw.Vill	08	04	HMQ Rep. by Min. of Gov't. Services	H & J Schut Construction Ltd.	30-041	$26,400	1.270	1981 08
Norw.Vill	08	04	Stuart House Products Ltd.	West Taylor Bickle Ltd.	30-10101	$20,000	0.328	1981 10
Norw.Vill	08	04	MA Moore Estate	GD Moore	30-12124	$12,500	0.081	1981 09
Norw.Vill	08	04	H Peers	J Boeder	30-161	$11,000	0.198	1987 06
N.Norwich	07	06	Imperial Oil Ltd.	R Davidson	10-044	$31,500	0.373	1981 11
N.Norwich	10	05	A Wiedrick	H & B Payne	10-187	$20,000	0.198	1987 05
N.Norwich	11	05	Cold Springs Farm Ltd.	J Vermeersch	10-18901	$9,600	0.198	1987 06

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TABLE 8

RESIDENTIAL VACANT PROPERTIES WITH CLASS CODE 'VL'
PROPERTY TRANSACTIONS FROM JANUARY 1980 TO JUNE 1987
FOR NORWICH TOWNSHIP (Comparative Community for West Lincoln)

TOWNSHIP	LOT	CON	VENDOR	PURCHASER	ROLL#	PRICE	HECTARES	DATE
N.Norwich	08	02	R & M & M Storey	C & M Joosse	20-08901	$10,000	1.081	1986 09
N.Norwich	08	02	RE & MH Storey	RE & MH & MH Storey	20-08901	$10,000	1.215	1986 04
N.Norwich	08	01	F Ferris	W & K Gehring	20-10801	$25,000	0.198	1986 11
N.Norwich	28	03	G Taylor	NC Mulder & TM Schinkel	30-016	$20,000	0.405	1980 06
N.Norwich	12	01	GR Harris	J & M Timmermans	50-05801	$9,000	0.369	1982 12
N.Norwich	14	01	R & D Nant	G Koetsier	50-124	$11,000	0.198	1987 01
N.Norwich	14	01	BD & BA Knott	RJ & DL Nant	50-124	$10,000	0.174	1985 06
N.Norwich	14	01	V Quintin	BD & BA Knott	50-124	$8,000	0.174	1982 11
N.Norwich	14	01	R King & A Counsell	P & J Schaafsma	50-132	$11,500	0.223	1986 11
N.Norwich	14	01	Monta Arbre Farms Inc.	Does & Louett Construction Co.Ltd.	50-161	$14,000	0.203	1987 03
N.Norwich	14	01	Monta Arbre Farms Inc.	R Mott	50-161	$14,000	0.203	1987 03
N.Norwich	14	01	L Tribe	J & F Otten	50-16401	$15,000	0.198	1986 09
N.Norwich	15	02	M Smith	K & G Van Brugge	50-21202	$13,000	0.227	1986 11
S.Norwich	0	04	LD MacKintosh	JA McMillan	10-01002	$8,500	0.162	1981 05
S.Norwich	11	09	JF Walther	LA & DE Girard	30-002	$10,000	0.365	1984 09
S.Norwich	11	09	G Walther	R & J King	30-00302	$18,000	0.093	1987 03
S.Norwich	11	09	P McLaughlin	329948 Ontario Ltd.	30-007	$15,900	0.292	1984 05
S.Norwich	11	09	EA & EE McLaughlin	P McLaughlin	30-007	$13,000	0.292	1983 05
S.Norwich	10	08	GD & CA Richardson	MN Ash	30-15401	$8,000	0.101	1986 02
S.Norwich	11	08	PA & HJ Fish	NR & JA McMullen	30-217	$25,000	0.324	1980 02
S.Norwich	11	09	M Ash	Michael Ash Construction Ltd.	30-305	$14,000	0.101	1980 02
S.Norwich	14	08	P & I Howse	DA Christo & BA Haggith	30-33001	$24,000	0.984	1980 08
S.Norwich	22	08	EE Barnes Estate	R & E Picknell	40-059	$13,000	0.069	1983 10
S.Norwich	22	08	AM Oliver	Adam Oliver Insurance Brokers	40-109	$28,000	0.198	1983 11
S.Norwich	21	09	DH & MA Kramer	D Kramer Tool & Die Ltd.	40-112	$18,000	0.198	1983 09
S.Norwich	22	09	DM & M Smith	MA & PK Smith	40-141	$7,000	0.211	1982 05
S.Norwich	22	09	DD Wilson	RF Wilson	40-146	$18,500	0.101	1980 07
S.Norwich	22	09	I Linton	M & A Walters	40-16102	$7,000	0.142	1986 07
S.Norwich	21	10	R & C Noels	L & D Joosse	50-04901	$9,000	0.441	1987 06
S.Norwich	16	12	M Kamenar Jr.	450884 Ontario Ltd.	50-14001	$9,000	0.251	1985 12
S.Norwich	16	12	H Kocheler	M Kamenar Jr.	50-14001	$9,000	0.251	1983 05

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TABLE 9

FARM RESIDENTIAL PROPERTIES WITH CLASS CODE "FRU"
BETWEEN 2 AND 10 HECTARES
PROPERTY TRANSACTIONS FROM JANUARY 1980 TO JUNE 1987
FOR NORWICH TOWNSHIP (Comparative Community to West Lincoln)

TOWNSHIP	LOT	CON	VENDOR	PURCHASER	ROLL#	PRICE	HECTARES	PRICE PER HECTARE	DATE
E.Oxford	01	01	MJ Syrett	JD & JM Myers	10-00201	$100,000	5.937	$16,843	1986 11
E.Oxford	01	01	WR & M MacDonald	MJ & EM Syrett	10-00201	$90,000	5.954	$15,117	1983 03
E.Oxford	06	01	LJ & E Moesker	RM & DL Moesker	10-032	$79,500	6.480	$12,269	1986 11
E.Oxford	07	01	DB Bell, Est of James Hewitt	CJ & SE Plowright	10-08404	$85,000	5.087	$16,710	1987 02
E.Oxford	06	06	O Huggins	DD Ferris	20-045	$34,900	7.290	$4,787	1985 06
E.Oxford	04	08	C & P DeBlieck	WR & LM Markle	20-097	$83,000	5.873	$14,134	1984 10
E.Oxford	17/18	07	GR & JC Van Leeuwen	DJ & C Van Zeggelaar	40-072	$75,000	5.670	$13,228	1984 03
E.Oxford	17/18	07	MP Reid	GR & JC Van Leuwen	40-072	$58,000	5.670	$10,229	1980 09
N.Norwich	09	05	Meroving Ltd.	H Jansen & JD Vande Goor	10-076	$145,000	2.916	$49,726	1981 04
N.Norwich	10	04	D Birk	D Birk & H Jagpal	10-210	$105,000	7.493	$14,014	1987 04
N.Norwich	10	04	MS Kahlon & BS Birk	BS Birk	10-210	$214,000	7.493	$28,562	1985 11
N.Norwich	08	03	JC & B St.John	E Workman	20-053	$120,000	5.306	$22,618	1981 01
N.Norwich	18	02	SL Mighton	P Overeem	30-036	$85,500	8.910	$9,596	1986 05
N.Norwich	23	04	J & J Esseltine & B Tait	S & J Esseltine	40-10101	$6,000	2.483	$2,417	1986 07
N.Norwich	23	04	JL & BF Esseltine	S & J Esseltine	40-10101	$31,000	2.483	$12,487	1983 06
N.Norwich	14	01	CF Bruck	WT Wonch & JR Willard	50-159	$55,000	4.455	$12,346	1985 03
S.Norwich	02	09	HM & BJ Holbrook	M Barendrecht & J Holbrook	10-067	$65,000	2.390	$27,202	1983 10
S.Norwich	10	09	DJ & SM Hussey	I Zimmer	30-07501	$27,000	4.901	$5,510	1985 12
S.Norwich	19	07	J & A Nap	A & K DeSousa	40-027	$102,000	8.234	$12,388	1987 02
S.Norwich	19	07	Victoria & Grey Trust Co.	J & AJ Nap	40-027	$45,500	8.234	$5,526	1981 04
S.Norwich	26	10	T & H Werner	J & D Byl	50-046	$95,000	8.959	$10,604	1986 10

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TABLE 10

FARM RESIDENTIAL PROPERTIES WITH CLASS CODE "FRU"
BETWEEN 10 AND 20.2 HECTARES
PROPERTY TRANSACTIONS FROM JANUARY 1980 TO JUNE 1987
FOR NORWICH TOWNSHIP (Comparative Community to West Lincoln)

TOWNSHIP	LOT	CON	VENDOR	PURCHASER	ROLL#	PRICE	HECTARES	PRICE PER HECTARE	DATE
E.Oxford	02	01	A Dona	PG & A Wierenga	10-015	$130,000	13.770	$9,441	1986 05
E.Oxford	06	01	M & B Solarz	J Heleniak	10-03101	$175,000	10.226	$17,113	1981 07
E.Oxford	10	08	A & P Hengstmengel	J & SJR Koutsaal	20-12201	$125,000	14.297	$8,743	1984 02
N.Norwich	18	02	Norman B Marshall Farms Ltd.	L Jones	10-002	$50,000	12.587	$3,972	1986 08
N.Norwich	12	06	J Erkelens	MJ Driesse	10-058	$91,500	15.552	$5,883	1984 05
N.Norwich	12	04	D Dyment	G & J Ryksen	10-213	$123,000	20.169	$6,098	1987 04
N.Norwich	08	01	DA Waud	MB,MA,M,WM,MA,& MA Godelie	20-129	$105,000	14.985	$7,007	1980 10
N.Norwich	21	03	PD Smith	RG & MH Masters	30-025	$148,000	17.723	$8,351	1986 06
N.Norwich	28	06	HD & M Shetler	GE & W Boon	40-038	$175,000	19.845	$8,818	1982 10
N.Norwich	28	06	LD Stutzman	LD & M Shetler	40-038	$96,000	19.845	$4,837	1982 03
N.Norwich	19	05	MG Ortner by Shore,Wilkinson Ltd.	K Hamulecki	40-068	$142,780	19.845	$7,195	1982 11
N.Norwich	11	02	HG & AE Vandervecht	E & A Van Manen	50-048	$124,500	10.125	$12,296	1984 01
S.Norwich	01	11	AJ & HM Wagner	DA & LJ & VE & WJ Wagner	10-101	$37,500	10.490	$3,575	1980 05
S.Norwich	02	12	PW Cutler	B & E Farms (Delhi) Inc.	10-116	$450,000	10.125	$44,444	1985 02
S.Norwich	09	11	M & DME Marchuk	HEJ & S Durkee	20-107	$100,000	20.031	$4,992	1984 04
S.Norwich	21	08	Ramer Farms Ltd.	RC & BL Smith	40-070	$65,000	13.734	$4,733	1985 07

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TABLE 11

FARM RESIDENTIAL PROPERTIES WITH CLASS CODE 'FRU'
GREATER THAN 20.2 HECTARES
PROPERTY TRANSACTIONS FROM JANUARY 1980 TO JUNE 1987
FOR NORWICH TOWNSHIP (Comparative Community to West Lincoln)

TOWNSHIP	LOT	CON	VENDOR	PURCHASER	ROLL#	PRICE	HECTARES	PRICE PER HECTARE	DATE
E.Oxford	02	01	K Zabian	M & M Toste	10-013	$128,000	30.881	$4,145	1983 05
E.Oxford	02	01	S & E Szalai	K Zabian	10-013	$50,000	30.881	$1,619	1980 05
E.Oxford	02	03	G Leake	E & G Attena	10-062	$125,000	38.560	$3,242	1986 08
E.Oxford	9/10	01	JT & BJ Bentum	BA & MR Scott	10-10701	$115,000	23.498	$4,894	1987 02
E.Oxford	6/7	02	TJ Triemstra	DJ Beatty	10-117	$110,400	35.640	$3,098	1983 06
E.Oxford	04	03	Farm Credit Corporation	SJ Chmiel	10-157	$153,250	20.250	$7,568	1981 06
E.Oxford	02	03	A & G Attema	J & B Wilkins	10-162	$130,000	38.560	$3,371	1986 08
E.Oxford	04	03	CR & V Depper	JT & BJ Bentum	10-169	$79,000	40.500	$1,951	1980 04
E.Oxford	05	03	T Van Hierden	FA Bruggeman	10-170	$220,000	40.500	$5,432	1985 03
E.Oxford	01	04	D & A Stubbe	J & F Rodenburg	10-182	$121,000	20.250	$5,975	1985 07
E.Oxford	02	04	DEJ Holt	SR & CA Holt	10-185	$130,000	40.500	$3,210	1986 09
E.Oxford	09	05	Canadian Imperial Bank of Commerce	JB & JA Armstrong	20-021	$225,000	67.574	$3,330	1985 07
E.Oxford	01	06	J Zabos	G & M Black	20-038	$125,000	40.488	$3,087	1986 08
E.Oxford	02	06	H & M Van Manen	SM Rutherford	20-040	$225,000	40.500	$5,556	1982 01
E.Oxford	05	06	SR Ficht	GJ & WW Pynenburg	20-044	$175,000	40.500	$4,321	1987 03
E.Oxford	02	07	EJ Lowes	DW Spierenburg & KH Rohland	20-072	$100,000	20.250	$4,938	1986 03
E.Oxford	03	07	JP & BJL Ficht	A & T Verhoef	20-073	$223,300	40.500	$5,514	1980 09
E.Oxford	09	08	C & B Lilley	A & P Hengstmengel	20-089	$350,000	40.500	$8,642	1983 12
E.Oxford	03	08	LO Thompson	DR & EM Chambers	20-110	$100,000	23.186	$4,313	1980 01
E.Oxford	4/5	08	487223 Ontario Ltd.	J & MH McLellan	20-114	$159,000	46.373	$3,429	1987 02
E.Oxford	06	08	Homeland Farm Ltd.	CA & BA Hulet	20-115	$98,000	20.250	$4,840	1984 03
E.Oxford	18	03	J & JW Van Wyck	Searles Trailers & Equipment Ltd.	30-022	$20,000	37.629	$532	1987 03
E.Oxford	16/17	05	ED & JI Start	DW & SV Start	40-016	$217,800	63.990	$3,404	1981 10
E.Oxford	18	06	G & A Kitchen	C & W Edwards	40-044	$195,000	38.106	$5,117	1987 05
E.Oxford	15	06	S & J Ysselstein	J Ysselstein	40-051	$180,000	68.850	$2,614	1985 10
E.Oxford	18	07	CF & MM Schooley	B & A Kroesbergen	40-071	$276,700	40.095	$6,901	1981 03
E.Oxford	21	08	Murgo Farms Ltd.	WH & DJ Graham	40-094	$105,000	40.500	$2,593	1981 04
E.Oxford	14/15	03	M Bursee	G & M Bartlett	50-062	$135,000	40.500	$3,333	1987 04
E.Oxford	13	04	Couwenholm Farms Ltd.	A & AN Scherpenzeel	50-080	$100,000	33.615	$2,975	1986 02
E.Oxford	14	04	SO & AL Oakley	JP & BL Morrison	50-101	$48,000	27.945	$1,718	1985 11
E.Oxford	13	04	JA McDowell	JN & SS McDowell	50-108	$200,000	40.500	$4,938	1983 10
E.Oxford	14	07	Farm Credit Corp.	H Mereien	50-160	$13,000	40.500	$321	1987 01
E.Oxford	13/14	08	Couwenholm Farms Ltd.	A & P Couwenberg	50-161	$327,025	68.040	$4,806	1981 02
E.Oxford	12	08	JM Dinsdale	H & M Van Manen	50-16700	$73,500	40.500	$1,815	1985 06
E.Oxford	14	08	Farm Credit Corp.	AM & P Hengstmengel	50-170	$125,000	50.625	$2,469	1981 12
N.Norwich	08	06	Norman B Marshall Farms Ltd.	DR DeMontmorency	10-018	$110,000	25.110	$4,381	1985 12
N.Norwich	04	06	RV & DD DeCooman	M & J Herreman	10-037	$159,500	20.250	$7,877	1984 02
N.Norwich	13	06	G & JMW Overeem	T & J Rietveld	10-061	$175,000	20.250	$8,642	1980 05
N.Norwich	06	04	WJ Fidlin	Corwic Farms Ltd.	10-203	$425,000	130.349	$3,260	1980 07
N.Norwich	01	04	J Mott	A & D Mott	10-220	$53,000	38.678	$1,370	1987 03
N.Norwich	06	04	WK & FK Hartley	JB & KJ Palmer	10-227	$225,000	42.323	$5,316	1980 03
N.Norwich	07	04	Gaston Vermeersch Co. Ltd.	DL Vermeersch	10-229	$144,000	36.167	$3,982	1985 08

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TABLE 11

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FARM RESIDENTIAL PROPERTIES WITH CLASS CODE 'FRU'
GREATER THAN 20.2 HECTARES
PROPERTY TRANSACTIONS FROM JANUARY 1980 TO JUNE 1987
FOR NORWICH TOWNSHIP (Comparative Community to West Lincoln)

TOWNSHIP	LOT	CON	VENDOR	PURCHASER	ROLL#	PRICE	HECTARES	PRICE PER HECTARE	DATE
N.Norwich	07	04	GJ Goris	Gaston Vermeersch Co. Ltd.	10-229	$250,000	36.167	$6,912	1981 07
N.Norwich	10	04	PM Pigden	M Byl	10-248	$100,000	20.250	$4,938	1983 02
N.Norwich	04	03	Gaston Vermeersch Co. Ltd.	D Vermeersch Farms Ltd.	20-048	$150,000	40.828	$3,674	1986 03
N.Norwich	08	03	M Byl	A & N Lobbezoo	20-054	$200,000	37.058	$5,397	1984 09
N.Norwich	02	02	DG Patchett	D & L Arthur	20-058/60	$300,000	23.895	$12,555	1983 09
N.Norwich	04	02	JW Lockwood	E Sikma	20-064	$180,000	40.500	$4,444	1985 09
N.Norwich	06	01	V & D Ferris for MS Ferris	RE,MH, & MH Storey	20-107	$203,000	34.425	$5,897	1984 02
N.Norwich	25	03	A Mulder	T Mulder	30-011	$135,000	39.285	$3,436	1982 12
N.Norwich	18	01	GE Rood	W & CY Rood	30-086	$160,000	60.669	$2,637	1985 05
N.Norwich	22	01	RL & BJ Workman	AA Van Ravenswaay	30-115	$154,000	20.250	$7,605	1980 12
N.Norwich	21	06	LD & MN Shetler	T & D Van Deuveren	40-03201	$125,000	36.248	$3,449	1985 04
N.Norwich	16	05	DE Gingerich	MJ Miller	40-041	$113,400	25.515	$4,444	1983 04
N.Norwich	15	05	Hulet Farms Ltd.	PW Jr, & L. Krygsman	40-059	$365,000	79.785	$4,575	1983 05
N.Norwich	20	05	DM & EM Wilford	CL & CAK Utter	40-069	$220,000	40.500	$5,432	1980 04
N.Norwich	16	04	EW Dyment & BM Cowell for EM Dyment	C & J Butyn	40-088	$97,000	20.250	$4,790	1985 11
N.Norwich	28	04	G & E & W Boon	G & E Boon	40-106	$48,176	40.500	$1,190	1986 07
N.Norwich	23	04	RE Case	WD, MOJ, DG Swanton	40-116	$250,000	50.625	$4,938	1981 04
N.Norwich	14	03	FC & E Bailey	Corp. of the Twp. of Norwich	50-025	$50,000	20.250	$2,469	1981 06
N.Norwich	13	03	JL Sullivan	J & W Rykson	50-026	$185,000	51.638	$3,583	1985 05
N.Norwich	15	03	SC Van Ravenswaay	Hillpark Veal Ltd.	50-028	$100,000	20.250	$4,938	1984 09
N.Norwich	15	03	JL & DG Storey	SC Van Ravenswaay	50-028	$100,000	20.250	$4,938	1983 09
N.Norwich	10	02	WW Griffin Estate	WM & MA & MA & MAK Godelie	50-031	$200,000	39.083	$5,117	1982 04
N.Norwich	12	02	G Williams	J & A Nap	50-032	$76,000	34.830	$2,182	1987 04
N.Norwich	16	02	JL Storey	HJ & R Goor	50-043	$85,000	39.690	$2,142	1985 12
N.Norwich	16	02	DG Storey	DG & PM Patchett	50-053	$36,000	20.250	$1,778	1985 11
N.Norwich	10	01	Canada Packers Ltd.	GL Buckrell	50-055	$200,000	40.500	$4,938	1986 04
N.Norwich	16	01	Y Glover	A & A Scherpenzeel	50-065	$110,000	52.245	$2,105	1986 08
N.Norwich	17	01	Monta Arbre Farms Inc.	J Van Blydervien	50-069	$150,929	40.500	$3,727	1987 04
N.Norwich	10	01	Gaston Vermeersch Co.Ltd.	SC Utter	50-072	$135,000	30.375	$4,444	1985 04
N.Norwich	12/13	01	J Griffin	W Griffin-MacDonald	50-078	$175,000	60.750	$2,881	1986 10
S.Norwich	04	09	DJ Ryder	TD & GI & RD Ryder	10-071	$90,000	40.500	$2,222	1986 05
S.Norwich	03	10	WA & JE Hanson	HS Hanson	10-085	$150,000	61.965	$2,421	1985 01
S.Norwich	01	12	MJ O'Brien	PJ & EM O'Brien	10-114	$189,000	40.500	$4,667	1985 07
S.Norwich	18	11	Steadfast Farms Ltd.	TE Jr. & JE McDonald	10-41&42	$806,475	65.003	$12,407	1980 03
S.Norwich	07	09	AS Gilvesy	GA & B Godelie	20-063	$242,275	20.250	$11,964	1984 02
S.Norwich	14	10	J & M Vieraitis	SA & EM Miller	20-08502	$80,000	25.029	$3,196	1986 05
S.Norwich	04	11	A & E Van Hooren	George Vankerrebroeck Farms Ltd.	20-103	$630,000	44.550	$14,141	1980 02
S.Norwich	10	12	J & D Kovecses	F & E Ladosz	20-130	$350,000	52.650	$6,648	1984 03
S.Norwich	15	07	JD & SJ Shelter	HRW Packer	30-318	$130,000	32.400	$4,012	1985 01
S.Norwich	12	08	CG & J Marynissen	AM & ML Rochus	30-339/022	$625,000	50.625	$12,346	1980 01
S.Norwich	16	07	DA & WA & MA & BP & DG Murray	RL & AM Pile	40-001	$110,000	39.285	$2,800	1985 06
S.Norwich	26	07	DD & A Shetler	JE & MG Hayes	40-012	$180,000	40.500	$4,444	1984 11

ONTARIO WASTE MANAGEMENT CORPORATION

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TABLE 11

FARM RESIDENTIAL PROPERTIES WITH CLASS CODE 'FRU'
GREATER THAN 20.2 HECTARES
PROPERTY TRANSACTIONS FROM JANUARY 1980 TO JUNE 1987
FOR NORWICH TOWNSHIP (Comparative Community to West Lincoln)

TOWNSHIP	LOT	CON	VENDOR	PURCHASER	ROLL#	PRICE	HECTARES	PRICE PER HECTARE	DATE
S.Norwich	26	09	EJ & EM Monk	JN & KD Monk	40-012	$275,000	40.500	$6,790	1980 11
S.Norwich	27	07	EJ & EM Monk	JE Hayes	40-013	$170,000	40.500	$4,198	1986 04
S.Norwich	27	07	G & M Winegarden	EJ & EM Monk	40-013	$175,000	40.500	$4,321	1980 10
S.Norwich	28	07	JL & K Miller	D Troyer, A & E Miller	40-017	$150,000	36.045	$4,161	1983 08
S.Norwich	20/21	07	L & E Miller	G & M Miller	40-024	$100,000	30.375	$3,292	1987 04
S.Norwich	20	07	RL & R Miller	LL & E Miller Jr.	40-024	$98,000	30.375	$3,226	1982 02
S.Norwich	20/21	07	L Miller	W & M Miller	40-02502	$70,000	40.500	$1,728	1986 12
S.Norwich	26	08	LJ Miller	Scholten's Farm Equipment Ltd.	40-041	$185,000	44.550	$4,153	1980 11
S.Norwich	21	09	JR McClintock	B Toth	40-105	$50,000	24.543	$2,037	1985 05
S.Norwich	20	08	J Helsdom	LA & DV Smith	40-162	$57,000	29.889	$1,907	1982 06
S.Norwich	23	09	W & S Ladosz	J & G Sandhan	40-184	$60,000	24.300	$2,469	1987 06
S.Norwich	24	09	G Silverthorn	RP & LJ Baxter	40-185	$228,000	42.282	$5,392	1984 06
S.Norwich	24	09	MA & AM Holbrook	H & B Holbrook	40-201	$275,000	38.880	$7,073	1983 06
S.Norwich	22	10	H Pollet & P Dianovcski	WH & LI Jackson	50-017	$120,000	36.531	$3,285	1984 11
S.Norwich	19	11	E & S DeSutter	E DeSutter & D Hodson	50-115	$200,000	54.270	$3,685	1980 04
S.Norwich	23	11	F & TE Stier	A & A Seres	50-124	$625,000	69.255	$9,025	1985 06
S.Norwich	18	11	George Fulop Ltd.	Deb-Cher Holdings Inc.	50-127	$343,743	60.750	$5,658	1985 08
S.Norwich	17	11	A & J Konigshofer	D Konigshofer	50-130/131	$143,224	38.576	$3,713	1986 12
S.Norwich	17	11	LS Mudge by BED Smith (Exec.)	A & J Konigshofer	50-131	$175,000	38.576	$4,536	1982 02
S.Norwich	17	12	W & H Juhasz	J & M Juhasz	50-142	$223,409	50.625	$4,413	1980 03
S.Norwich	19/20	12	J & K Weil	H & R Justus	50-146	$204,816	40.500	$5,057	1987 04
S.Norwich	22	12	George Fulop Limited	Georland Farms Limited	50-149	$345,283	40.682	$8,487	1985 08
S.Norwich	21	12	George Fulop Ltd.	Deb-Cher Holdings Inc.	50-152	$275,686	43.133	$6,392	1985 08

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TABLE 12

FARMLAND PROPERTIES WITH CLASS CODE 'FL'
PROPERTY TRANSACTIONS FROM JANUARY 1980 TO JUNE 1987
FOR NORWICH TOWNSHIP (Comparative Community to West Lincoln)

TOWNSHIP	LOT	CON	VENDOR	PURCHASER	ROLL#	PRICE	HECTARES	PRICE PER HECTARE	DATE
E.Oxford	09	02	Canada Packers Inc.	JT & JC Richardson	10-14501	$140,000	33.631	$4,163	1986 05
E.Oxford	09	03	Canadian Imperial Bank of Commerce	GR Riach	10-14902	$81,000	38.908	$2,082	1986 06
E.Oxford	07	05	JA Taylor	JR & H Taylor	20-003	$396,700	88.695	$4,473	1986 01
E.Oxford	07	05	EA & VL Cope	JAW Taylor	20-003	$435,000	88.695	$4,904	1981 05
E.Oxford	03	07	GM & WE & AG & ME Empey	JWC & SM Rutherford	20-065	$155,000	40.500	$3,827	1984 04
E.Oxford	06	08	Bank of Montreal	LJ & ML Warboys	20-093	$214,000	41.715	$5,130	1981 12
E.Oxford	04	08	CW Brooks	WJ & BM Dakin	20-100	$40,000	7.695	$5,198	1985 10
E.Oxford	09	03	H Matheson & M Brown	J Does	30-049	$12,000	7.655	$1,568	1986 08
E.Oxford	21	07	BG & SM Kitchen	SD & LD Wilson	40-066	$60,000	10.903	$5,503	1987 04
E.Oxford	21	07	A & C Grim	JW Innes	40-06601	$75,000	6.917	$10,842	1980 09
E.Oxford	12	01	Unit Farm Concrete Products	Ottaway Milk Transport Ltd.	50-034	$170,000	12.353	$13,762	1983 11
E.Oxford	11/12	01	Canfield Farms Limited	County of Oxford	50-035	$47,400	54.707	$866	1987 01
N.Norwich	05	06	Carroll Farms Ltd.	E & A Couckuyt	10-039	$30,500	29.682	$1,028	1983 10
N.Norwich	11	06	LI Gehring	Karjo Farms Inc.	10-056	$220,000	40.743	$5,400	1983 01
N.Norwich	12	06	M & S Driesse	P Jannette-Walen	10-058	$130,000	15.536	$8,368	1986 09
N.Norwich	09	05	Gaston Vermeersch Co. Ltd.	389344 Ontario Ltd.	10-074	$57,000	15.390	$3,704	1985 01
N.Norwich	10/11	05	Gaston Vermeersch Co. Ltd.	A & P Van Leeuwen	10-08	$70,000	46.988	$1,490	1987 05
N.Norwich	08	05	J & M Heleniak	R & R Heleniak Holdings Inc.	10-110	$63,500	12.555	$5,058	1986 07
N.Norwich	09	05	EB Cattell	JM & SE Heleniak	10-118	$80,000	10.409	$7,686	1980 01
N.Norwich	67	Gore	JV Rychman	JP Palmer	10-152	$110,000	21.060	$5,223	1980 05
N.Norwich	08	04	Gaston Vermeersch Co. Ltd.	Wm & MA & MA & MA Godelie	10-244	$145,000	45.239	$3,205	1986 03
N.Norwich	05	03	WK & FK Hartley	KJ Palmer	20-008	$60,000	10.125	$5,926	1980 03
N.Norwich	85	Gore	Gaston Vermeersch Co. Ltd.	H & G De Blieck	20-07801	$15,000	2.349	$6,386	1986 05
N.Norwich	85	Gore	K Vermeersch	Gaston Vermeersch Co. Ltd.	20-07801	$16,000	2.349	$6,811	1983 08
N.Norwich	08	01	RF Ferris	KH & ML Sackrider	20-108	$146,250	23.652	$6,183	1980 04
N.Norwich	26	03	B & HH Mulder	A & GF Mulder	30-032	$122,500	69.498	$1,763	1984 05
N.Norwich	17	06	DA & WA & BP & DG & MA Murray	J & A Kungl	[illegible]0-005	$32,000	10.125	$3,160	1985 06
N.Norwich	17	04	DK & EE Dyment	PW & L Krygsman	40-089	$250,000	60.750	$4,115	1986 01
N.Norwich	13	03	Canada Packers Inc.	PL & SM & LM Vandenboore	50-024	$64,900	29.217	$2,221	1986 04
N.Norwich	14	02	Maplelose Farm Ltd.	H & R Van Lagen	50-038	$36,000	8.096	$4,447	1987 05
N.Norwich	16	02	JS Storey	RA Storey	50-042	$55,000	4.050	$13,580	1983 08
N.Norwich	16	02	FJ & MM Salmon	JT & JS Storey	50-042	$55,000	4.050	$13,580	1980 10
N.Norwich	11	01	GL & LM Robinson	RB Wilson	50-077	$115,000	36.734	$3,131	1985 05
N.Norwich	11	01	DB Cohoe	GL & LM Robinson	50-077	$230,000	36.734	$6,261	1981 04
S.Norwich	11	09	JE & CM Schooley	DW & SM Hare	10-018	$150,000	38.070	$3,940	1982 04
S.Norwich	04	10	T & A Hanson	R & A Paret	10-087	$200,000	34.020	$5,879	1981 04
S.Norwich	14	11	J & B Kramer	JD & JN Konigshofer	20-114	$276,360	40.500	$6,824	1982 02
S.Norwich	08	11	R & M D'Hulster	E Stockman's (Jr.)	20-121	$40,000	20.250	$1,975	1987 05
S.Norwich	08	11	R & M D'Hulster	L & J Cattrysse	20-121	$407,400	20.250	$20,119	1980 01
S.Norwich	05	11	R Hickling, JR Hanselman, PW Cutler	JD & JE Hill	20-127	$100,000	40.500	$2,469	1983 05
S.Norwich	07	12	S Dabski & J Vandenberg	Paret Agricultural Chemicals Co.Ltd	20-148	$85,000	22.883	$3,715	1980 03
S.Norwich	07	12	Apias Matelis Ltd.	SP Dabski & JJ Vandenberg	20-148	$70,000	22.883	$3,059	1980 01
S.Norwich	13	08	CE & NE Davis	AD Davis	30-212	$300,000	30.375	$9,877	1985 10

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TABLE 12

FARMLAND PROPERTIES WITH CLASS CODE "FL"
PROPERTY TRANSACTIONS FROM JANUARY 1980 TO JUNE 1987
FOR NORWICH TOWNSHIP (Comparative Community to West Lincoln)

TOWNSHIP	LOT	CON	VENDOR	PURCHASER	ROLL#	PRICE	HECTARES	PRICE PER HECTARE	DATE
S.Norwich	14	09	P & I Howse	EL & EM Baert	30-33701	$101,200	26.483	$3,821	1985 07
S.Norwich	27	09	H & J Vandenbrink	CH Pettigrew	40-193	$86,000	48.600	$1,770	1980 01
S.Norwich	23	10	Tillsonburg Glass & Mirror Ltd.	W & M Heckford	50-018	$125,000	31.185	$4,008	1987 04
S.Norwich	23	10	C & W Young	L & J Lewis	50-01801	$135,000	31.185	$4,329	1987 03
S.Norwich	16	12	D Kamenar	AA & RM Jacques	50-139	$112,000	30.537	$3,668	1986 06
S.Norwich	19	12	P Helsdon	J Helsdon & R Easey	50-215	$45,000	20.250	$2,222	1987 06

APPENDIX F-3

HALDIMAND TOWN

Of the 1,570 transactions for analysis, the following classifications have been identified.

• Residential units	
- with homes and farm residences	1,153
- vacant lots	226
• Farm residential units	
- 2 to 9.9 hectares	15
- 10 to 20.2 hectares	26
- over 20.2 hectares	79
• Farm Land	71
	1,570

Residential Units (1,153 sales)

Table 1 shows the analysis of the 1,153 sales recorded since January, 1980. The average selling price in 1980 was $51,079 increasing to $82,280 by June, 1987. If the 1980 average price had increased at the inflation rate (Consumers Price Index) over the same period, the average price in June, 1987 would have been $78,560, indicating that residential housing prices in the study area have kept up with inflation over the seven and one-half year period.

From 1980 to 1984 housing price increases were falling behind the inflation rate, but examination of the prior year's average price inflated compared to actual average price indicates that housing prices since 1984 have been catching up to inflation. Over the study period, the combination of the decline and the growth of housing prices has resulted in a long-term trend in residential housing prices in the Local Study Area that approximates the growth rate in inflation. This trend is expected to continue over the next twenty years, with short-term fluctuations.

Residential Vacant Properties (226 sales)

Table 2 shows that the actual average price per year from January, 1980 to June, 1987 fluctuates from a high of $19,725 in 1986 to a low of $13,129 in June, 1980. The standard deviation ranges from a high of $11,904 in 1986 to a low of $6,537 in 1984. Price fluctuations are therefore not extreme. The price of residential vacant lots in Haldimand Town have shown no substantial change over the study period with the 1987 price of $17,636 almost equalling the 1981 average of $17,288 and 1982 of $17,585. There is evidence however of the dip from 1981 to 1984 seen in other property types with a subsequent recovery. The 1987 average price may reflect the softening of real estate prices being felt in Ontario at present. The 1986 average price is approximately equal to the 1980 price inflated ($19,725 for 1986, $19,550 for 1980 inflated). This does indicate that the price of vacant lots increases at the rate of inflation with random fluctuations occurring frequently.

Farms Below 10 Hectares (Hobby Farms) (15 sales)

The wide fluctuations in the value of the standard deviation from year to year in both total sales price and average price per hectare indicate that fifteen transactions are not enough in the period to provide a valid statistical analysis (Table 3). It is possible that some of the sale prices include chattels. This obscures the value of the properties themselves and impedes a comparative value analysis.

Farms of 10 to 20.2 Hectares (Small Farms) (26 sales)

Twenty-six small farms in the 10 to 20.2 hectare size were sold from January, 1980 to June, 1987. The summary of these sales is shown in Table 4. The average price per hectare has remainded in the $5,000 to $6,000 range since 1983. Even though annual transactions are between 2 and 5, this consistency indicates that small farms are losing value at approximately the rate of inflation.

Farms of Over 20.2 Hectares (79 sales)

Seventy-nine sales of farms over 20.2 hectares in size occurred from January, 1980 to June, 1987. The statistical analysis is summarized on Table 5. The average price per hectare of farms over the seven and one-half year period ranges from $1,953 in 1982 to $3,599 in 1985. The results are clouded by the presence of transactions that probably include chattels in the sale price. However, there is an emerging downward trend in absolute terms since 1985, when average price per hectare has dropped from $3,599 to $2,119 in absolute dollars. This is a trend that is common throughout southwestern Ontario.

Farmland Property Units (71 sales)

Table 6 contains the statistical analysis for the 71 farmland transactions. As with farms, these properties are valued basically by their land value. A per hectare average price comparison with inflation is more appropriate and informative than average prices per unit. The average price per hectare has varied over the study period, but swings fairly closely around the $3,000 per hectare overall average. It does appear that prices in the 1980 to 1982 period were in the $2,000 per hectare range, while those in the 1986-1987 period were in the $3,000 range. Farmland prices in Haldimand Town are increasing over the long term, but not at a rate to keep up with inflation.

ONTARIO WASTE MANAGEMENT CORPORATION

APPENDIX F-3

HALDIMAND TOWN

TABLE 1

RESIDENTIAL TRANSACTIONS WITH CODE "RU"

	1980	1981	1982	1983	1984	1985	1986	1987	Total
# TRANSACTIONS	88	89	106	168	60	260	305	77	1,153
AVERAGE PRICE	$51,079	$49,505	$48,894	$51,356	$48,752	$59,589	$70,957	$82,290	$60,887
RANGE:									
High	$200,000	$120,000	$134,000	$120,000	$122,000	$195,000	$165,000	$157,000	$200,000
Low	$10,000	$20,000	$20,000	$20,000	$20,000	$20,000	$20,000	$23,500	$10,000
STANDARD DEV.	$27,792	$18,991	$20,302	$18,466	$19,631	$25,864	$28,238	$34,004	[illegible]
C. PRICE INDEX	100.00%	112.49%	124.63%	131.83%	137.57%	143.08%	148.93%	153.81%	

AVERAGE PRICE PER HECTARE INFLATED FOR CONSUMERS PRICE INDEX

	1980	1981	1982	1983	1984	1985	1986	1987
1980 Avg. Price	$51,079	$57,456	$63,662	$67,339	$70,269	$73,084	$76,072	$126,550
Prior Year Inflated	n/a	$57,456	$54,851	$51,707	$53,591	$50,715	$60,005	$73,280

Source: Appendix F-3, Table 7

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ONTARIO WASTE MANAGEMENT CORPORATION

APPENDIX F-3

HALDIMAND TOWN

TABLE 2

RESIDENTIAL VACANT PROPERTIES

	1980	1981	1982	1983	1984	1985	1986	1987	Total
# TRANSACTIONS	24	13	20	30	8	43	74	14	226
AVERAGE PRICE	$13.129	$17.238	$17.585	$15.633	$13.375	$14.016	$19.725	$17.636	$16.711
RANGE:									
High	$59.000	$45.000	$62,000	$35.000	$28.000	$30.000	$59.000	$33.000	$62.000
Low	$600	$9.000	$5.800	$2.500	$5.500	$600	$1.000	$9.000	$600
STANDARD DEV.	$10.284	$8.895	$11.107	$6.474	$6.537	$7.020	$11.904	$7.422	$9.371
C. PRICE INDEX	100.00%	112.49%	124.63%	131.83%	137.57%	143.08%	148.93%	153.81%	

AVERAGE PRICE INFLATED FOR CONSUMERS PRICE INDEX

	1980	1981	1982	1983	1984	1985	1986	1987
1980 Avg. Price	$13.129	$19.447	$21.917	$20.610	$18.400	$20.054	$29.377	$27.125
Prior Year Inflated	n/a	$14.768	$19.156	$18.601	$16.314	$13.911	$14.539	$22.371

Source: Appendix F-3, Table 8

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ONTARIO WASTE MANAGEMENT CORPORATION

APPENDIX F-3

HALDIMAND TOWN

TABLE 3

FARM RESIDENTIAL UNITS BETWEEN 2 AND 10 HECTARES FOR CODE "FRU"

	1980	1981	1982	1983	1984	1985	1986	1987	Total
# TRANSACTIONS	2	0	1	4	2	3	3	0	15
AVERAGE PRICE	$135.500	$0	$54.000	$59.750	$182.500	$81.667	$81.633	$0	$94.593
RANGE:									
High	$212.000	$0	$54.000	$80.000	$255.000	$151.500	$115.000	$0	$255.000
Low	$59.000	$0	$54.000	$32.000	$110.000	$32.000	$59.900	$0	$32.000
STANDARD DEV.	$76.500	$0	$0	$17.412	$72.500	$50.827	$23.951	$0	$39.466
AVG. PRICE/HECTARE	$33.891	$0	$6.061	$14.177	$27.466	$15.881	$13.838	$0	$15.312
RANGE:									
High	$59.215	$0	$6.061	$21.869	$27.946	$16.657	$18.930	$0	$59.215
Low	$8.569	$0	$6.061	$5.644	$27.025	$15.185	$10.228	$0	$5.644
STAND. DEV/HECTARE	$25.323	$0	$0	$6.810	$460	$603	$3.704	$0	$6.115
C. PRICE INDEX	100.00%	112.49%	124.63%	131.83%	137.57%	143.08%	148.93%	153.81%	

AVERAGE PRICE PER HECTARE INFLATED FOR CONSUMERS PRICE INDEX

1980 Avg. Price	$33.892	$38.124	$42.241	$44.681	$46.625	$48.493	$50.476	$52.128
Prior Year Inflated	n/a	$38.124	$0	$6.411	$14.794	$28.587	$16.531	$14.291

Source: Appendix F-3, Table 9

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ONTARIO WASTE MANAGEMENT CORPORATION

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HALDIMAND TOWN

TABLE 4

FARM RESIDENTIAL UNITS BETWEEN 10 AND 20.2 HECTARES FOR CODE "FRU"

	1980	1981	1982	1983	1984	1985	1986	1987	Total
# TRANSACTIONS	2	2	5	5	2	3	5	2	26
AVERAGE PRICE	$51.520	$40.500	$62.500	$78.440	$86.000	$95.833	$94.600	$104.000	$78.046
RANGE:									
High	$80.000	$43.000	$100.000	$102.500	$107.000	$153.000	$132.000	$143.000	$153.000
Low	$23.000	$38.000	$42.500	$45.000	$65.000	$67.000	$44.000	$65.000	$23.000
STANDARD DEV.	$28.500	$2.500	$21.095	$22.771	$21.000	$40.423	$32.321	$39.000	$26.316
AVG. PRICE/HECTARE	$3.004	$2.721	$4.239	$5.047	$6.515	$5.771	$5.522	$5.787	$4,900
RANGE:									
High	$4.332	$3.539	$5,855	$7,137	$8.807	$8.586	$8.048	$7,161	$8.807
Low	$1.675	$1.903	$2.364	$3.175	$4.224	$3.349	$2.238	$4.413	$1.675
STAND. DEV/HECTARE	$1.328	$818	$1.206	$1.457	$2.292	$2.156	$1.882	$1.374	$1,570
C. PRICE INDEX	100.00%	112.49%	124.63%	131.83%	137.57%	143.08%	148.93%	153.81%	

AVERAGE PRICE PER HECTARE INFLATED FOR CONSUMERS PRICE INDEX

	1980	1981	1982	1983	1984	1985	1986	1987
1980 Avg. Price	$3,004	$3,379	$3,743	$3,960	$4,132	$4,298	$4.473	$4.620
Prior Year Inflated	n/a	$3.379	$3.015	$4,484	$5,266	$6,776	$6.007	$5,703

Source: Appendix F-3, Table 10

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APPENDIX F-3

HALDIMAND TOWN

TABLE 5

FARM RESIDENTIAL UNITS GREATER THAN 20.2 HECTARES FOR CODE "FRU"

	1980	1981	1982	1983	1984	1985	1986	1987	Total
# TRANSACTIONS	13	17	5	10	5	12	13	4	79
AVERAGE PRICE	$100.256	$118.361	$67,400	$98,800	$86.319	$134,917	$102.331	$79.250	$106.965
RANGE:									
High	$175.000	$251.000	$100.000	$145.000	$125.000	$205.000	$165.000	$125.000	$251.000
Low	$60.000	$42.000	$62.000	$60.000	$43.000	$56.000	$70.400	$35.502	$38.502
STANDARD DEV.	$28.053	$63.802	$19.754	$27.586	$26.907	$53.429	$26.590	$32.709	$38.837
AVG. PRICE/HECTARE	$2.892	$3.169	$1.953	$2.566	$2.159	$3.599	$2.852	$2.119	$2.666
RANGE:									
High	$4,998	$6,944	$3.056	$4,670	$3.301	$5.769	$5.324	$3.126	$6,944
Low	$2,048	$1,109	$1.307	$1.307	$1.419	$1.795	$1.491	$1.111	$1.109
STAND. DEV/HECTARE	$802	$1.514	$608	$972	$656	$1.274	$1.176	$873	$1,092
C. PRICE INDEX	100.00%	112.49%	124.63%	131.83%	137.57%	143.08%	148.93%	153.81%	

AVERAGE PRICE PER HECTARE INFLATED FOR CONSUMERS PRICE INDEX

	1980	1981	1982	1983	1984	1985	1986	1987
1980 Avg. Price	$2.892	$3.253	$3.605	$3.813	$3.979	$4.138	$4.307	$4.449
Prior Year Inflated	n/a	$3.253	$3.512	$2.066	$2.678	$2.245	$3.746	$2.943

Source: Appendix F-3, Table 11

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APPENDIX F-3

HALDIMAND TOWN

TABLE 6

FARMLAND WITH CODE "FL" FOR ALL HECTARE SIZES

	1980	1981	1982	1983	1984	1985	1986	1987	Total
# TRANSACTIONS	7	7	4	7	4	15	17	10	71
AVERAGE PRICE	$61.600	$35.320	$39.750	$50.571	$24.125	$39.920	$37.128	$51,040	$42,650
RANGE:									
High	$108.000	$63.000	$53.000	$90,000	$51.500	$140.000	$95.000	$250,000	$250.000
Low	$18.000	$18,000	$17.500	$14,000	$12,000	$1.650	$10.000	$5.000	$1.650
STANDARD DEV.	$27.877	$14,877	$14,554	$23.538	$16.103	$32.375	$17.603	$72.338	$29.506
AVG. PRICE/HECTARE	$1.936	$1.957	$1.518	$2,145	$724	$5.248	$3.463	$2.991	$3.081
RANGE:									
High	$4.578	$4.077	$2,053	$6.496	$1.319	$17.853	$9.877	$8.436	$17,853
Low	$563	$622	$964	$370	$273	$260	$302	$486	$260
STAND. DEV/HECTARE	$1.328	$1.020	$407	$1,904	$449	$5.835	$2.967	$2,587	$2,775
C. PRICE INDEX	100.00%	112.49%	124.63%	131.83%	137.57%	143.08%	148.93%	153.81%	

AVERAGE PRICE PER HECTARE INFLATED FOR CONSUMERS PRICE INDEX

	1980	1981	1982	1983	1984	1985	1986	1987
1980 Avg. Price	$1.936	$2.178	$2.413	$2.553	$2.664	$2.771	$2.884	$2.978
Prior Year Inflated	n/a	$2.178	$2.168	$1.606	$2.238	$753	$5.463	$3,577

Source: Appendix F-3, Table 12

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TABLE 7

RESIDENTIAL PROPERTIES WITH CLASS CODE 'RU'
PROPERTY TRANSACTIONS FROM JANUARY 1980 TO JUNE 1987
FOR HALDIMAND TOWN (Comparative Community to West Lincoln)

TOWNSHIP	LOT	CON	VENDOR	PURCHASER	ROLL#	PRICE	DATE
Azoff	6/7	P1.5937	K & D Russell	R & D McKellar	5-5-112	$65,000	1987 06
Azoff	2	P1.5937	B & J Wilkinson	J & L Mckeough	5-5-123	$47,500	1986 06
Caledonia	4	pl 57	DJ & AM Nita	RJ & A Burch	1-003	$59,000	1983 07
Caledonia	12	pl 82	Waco Drywal Services	J & M Percy	1-007-22	$61,800	1981 06
Caledonia	14	pl 82	RD & MJ Stevenson	BG Rae	1-008	$65,000	1982 11
Caledonia	27	pl 82	Tuite Construction Ltd.	S & C Casarsa	1-008-26	$72,500	1983 07
Caledonia	31	pl 82	Tuite Construction Ltd.	RJ & IL Hargrove	1-008-34	$75,000	1983 08
Caledonia	32	pl 82	Tuite Construction	JD & JE Holland	1-008-36	$69,400	1983 06
Caledonia	4		LK & LD Jennings	DL & KL Wentzell	1-134	$41,000	1983 07
Caledonia	3		M Chmelnytzki	WB & L Sabo	1-157	$45,000	1981 06
Caledonia	15		SA & DE Morris	WG & LM McBeide	1-179	$39,000	1983 08
Caledonia	7		D & B Swayze	DL & JF Stevens	1-187	$41,000	1981 06
Caledonia	5	0	DE & BF Jenkins	MKM Saunders	1-190	$46,000	1982 06
Caledonia	3	Pl 57	SJ Burrows	P & J Altena	1-1-004	$64,000	1985 06
Caledonia	4	Plan 82	RE & CL Winger	B Ecklund	1-1-00706	$123,000	1986 11
Caledonia	20	P82	Tuite Construction Ltd	CR * DA Fraser	1-1-00812	$78,100	1985 07
Caledonia	21	P82	Tuite Construction Ltd	N & H Dragisic	1-1-00814	$78,000	1985 09
Caledonia	25	pl 82	Tuite Construction Ltd.	CM House	1-1-00822	$78,645	1983 11
Caledonia	28	P1.82	Tuite Construction	S & C Lomanto	1-1-00828	$74,900	1983 11
Caledonia	31	Pl 82	RJ & IL Hargrave	A M Howden	1-1-00834	$96,900	1985 09
Caledonia	34	0	LA & DM Cox	JD & KE Mau	1-1-00840	$90,250	1985 06
Caledonia	24	pl 82	Turte Const.	EH & AG Baartman	1-1-008-20	$20,900	1984 09
Caledonia	13	pl 57	LS Szoke	PJ & KA Crandall	1-1-018	$61,900	1985 09
Caledonia	12	Pl 57	TA Richardson	EJ & SL Earl	1-1-019	$85,000	1986 11
Caledonia	7	P1.60	RE & J Hagen	PH & DMJ Martin	1-1-053007	$57,500	1983 08
Caledonia	31	Plan 37	A Clark	EH & EE Reading	1-1-066	$52,000	1981 06
Caledonia	3		CJ & JS Junker	NR & EG Koch	1-1-07150	$96,000	1986 08
Caledonia	3	P1.60	WS Fife	AM Spence	1-1-104	$78,000	1986 08
Caledonia	17		C Thack	DC & P Davidson	1-1-111	$84,000	1986 08
Caledonia	15	P1.37	G & P Kollee	BJ & D Carey	1-1-113	$93,000	1987 06
Caledonia	4		G & D Hoover	MJ & BE Halden	1-1-137	$59,000	1986 07
Caledonia	4	0	JA Wilkieson	G Hoover & D Kett	1-1-137	$42,000	1984 06
Caledonia	4	0	HM Stubbs	JA & R Wilkieson	1-1-138	$41,800	1984 07
Caledonia	9		DR Upton	JH & JM Douglas	1-1-146	$65,000	1986 07
Caledonia	7		ME Elliott	RA Ledger	1-1-151	$40,000	1983 11
Caledonia	6		A & K Lickers	TG & GA Millar	1-1-155	$66,000	1986 10
Caledonia	3		JH & GH Howden	RE Lawrence	1-1-157	$90,500	1987 06
Caledonia	3	-	WB & L Sabo	JH & GH Howden	1-1-157	$62,000	1985 08
Caledonia	1	0	Hald-Norf. Community Credit Union	M. McMinn	1-1-163	$45,000	1982 07
Caledonia	1	0	E&H Karges, exec.	KJ DeWeerd	1-1-171	$29,000	1983 11
Caledonia	1		C.M.H.C.	CG & J Barrett	1-1-172	$49,000	1986 08
Caledonia	1		TD & KE May	KR & L Jewell	1-1-173	$55,000	1985 06
Caledonia	1	0	DM Doyle	LS & SL Szoke	1-1-174	$69,900	1985 09

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TABLE 7

RESIDENTIAL PROPERTIES WITH CLASS CODE "RU"
PROPERTY TRANSACTIONS FROM JANUARY 1980 TO JUNE 1987
FOR HALDIMAND TOWN (Comparative Community to West Lincoln)

TOWNSHIP	LOT	CON	VENDOR	PURCHASER	ROLL#	PRICE	DATE
Caledonia	1		PC Schuler & AG Corlis	GE & PA Jenne	1-1-175	$73,000	1986 08
Caledonia	7		JF Jelicich	G & T Davis	1-1-187	$58,000	1987 06
Caledonia	7		DL & JF Stevens	JF Jelicich	1-1-187	$45,000	1986 09
Caledonia	5	0	I Muller-Duxbury	PE Stainton	1-1-191	$47,000	1985 10
Caledonia	5		GA & EM Blackwell	I Muller-Duxbury	1-1-191	$43,500	1983 09
Caledonia	4&5		BA & SE Smith	B & D Markle	1-1-193	$53,000	1985 06
Caledonia	5		JE Gabourie	MB Zulkoski	1-1-227	$53,000	1986 06
Caledonia	5	-	R&E Simser	D&B Upton	1-1-229	$48,000	1985 11
Caledonia	4&5	-	ED Lockett	J&R Klebert	1-1-233	$46,000	1985 08
Caledonia	4		C & S Heckman	J & E Lee	1-1-233	$66,000	1985 06
Caledonia	4		R & S McCullum	JR & BA Johnson	1-1-23350	$75,900	1986 06
Caledonia	2/3	Plan 52	CA & SJ Peirson	SR & TJ Ruckman	1-1-249	$44,000	1980 11
Caledonia	29-33	pl 52	JH & F Williamson	MHJ & KJ Evers	1-1-260	$65,000	1984 06
Caledonia	22,23	p 52	E Pilchik	ML Pursley	1-1-293	$40,000	1985 06
Caledonia	0	0	DJ & WF Hagar	RJ & SD Vanderwel	1-1-316	$42,000	1983 11
Caledonia	0	0	RA & DL Swanton	BW Thompsom	1-1-342	$44,000	1985 07
Caledonia			GR & B Myers	CWT & DC Smith	1-1-346	$80,000	1986 08
Caledonia	6		BJ Powell	D & D Chipper	1-1-36450	$120,000	1987 06
Caledonia	11/12	-	FW Walker	United Steelworkers of Amer. 14994	1-1-410	$35,000	1985 11
Caledonia	8	pl 42	MM Maskell	GD & BA Wellings	1-220	$52,000	1981 06
Caledonia	9	pl 42	RW & JM Lillis	RE Allan	1-221	$55,500	1982 07
Caledonia	5	?	GA Hodgson & PAH Norfolk	R & J Hamilton	1-232	$45,130	1980 01
Caledonia	4		DE Mathers	ME Keefer	1-233	$20,000	1981 06
Caledonia	4	0	WE & MH O'Neil	WD & LA Damant	1-234	$49,900	1980 02
Caledonia	7	pl 52	Bank of Montreal	RC & SD Kragten	1-242	$37,000	1982 08
Caledonia	11		MG Woolley	BA & KI Burke	1-2-012	$83,000	1986 11
Caledonia	3		RM & ML Kinrade	Slack Lumber & Supplies Ltd.	1-2-039	$88,000	1987 06
Caledonia	4 & 5		P Tuite	LM Sheedy	1-2-046	$121,000	1986 08
Caledonia	6	-	DS & HF Conley	ML & HF Conley, * Jones	1-2-053	$45,000	1985 11
Caledonia	6	-	R&W Hoover	BK Edwards	1-2-074	$47,000	1985 11
Caledonia	6		M Maniex	R & W Hoover	1-2-074	$28,000	1981 06
Caledonia	6		JR & BA Johnson	AP Parker	1-2-075	$68,000	1986 06
Caledonia	7		RW & WJ Hoover	JR Pierson	1-2-083	$70,000	1986 11
Caledonia	7	-	R. Frost	RW & WJ Hoover	1-2-083	$67,000	1985 11
Caledonia	13/14		J & D Slobodzian	D Donaldson	1-2-093	$85,000	1986 09
Caledonia	13/14		AJ & L Gibson	P Slobodzian	1-2-093	$55,900	1983 06
Caledonia	12&13	0	A Y Desroches	R J Horning	1-2-095	$76,999	1985 11
Caledonia	12		LE Morrison	EL & JE Butler	1-2-096	$59,400	1986 09
Caledonia	10	-	RM & L Peirson	WJ & SC Middleton	1-2-103	$46,000	1985 08
Caledonia	23	Pl 81	AJ & MA Lee	HE & ME Trout	1-2-113	$59,000	1985 06
Caledonia	23	Pl.81	FJ Gaudry & SM Salerno	A Coon	1-2-11301	$71,500	1986 07
Caledonia	22	Pl.81	M & C Jarvis	MA & PA Stevenson	1-2-11302	$75,000	1986 10
Caledonia	22	pl 81	KB & NA McPherson	D & SE Foster	1-2-11303	$63,000	1985 09

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FOR HALDIMAND TOWN (Comparative Community to West Lincoln)

TOWNSHIP	LOT	CON	VENDOR	PURCHASER	ROLL#	PRICE	DATE
Caledonia	11	p 81	RJ Shoup	AE Williamson	1-2-11317	$58,500	1983 10
Caledonia	10	P1.81	AW & BA Stevenson	JT & R Anderson	1-2-11319	$83,500	1986 11
Caledonia	9	P1.81	Haldimand Building Products	GW & JA Saunders	1-2-11320	$52,900	1982 10
Caledonia	8	P1 81	L & G Felker	DP & PC Schaeffer	1-2-11322	$65,000	1985 06
Caledonia	7	P1.81	LG & SI Nestor	PC Muller	1-2-11324	$97,250	1987 06
Caledonia	7	P1. 81	G & G Schofield	RG & PR Christmas	1-2-11324	$59,700	1983 10
Caledonia	5	pl 81	RW Grist	RJ & SL Schotsman	1-2-11328	$54,000	1985 11
Caledonia	2	P1 81	AH & DJ Wetterauer	MG Woolley	1-2-11334	$73,500	1986 11
Caledonia	18	0	PR & JL MacNeil	NT & DM Cole	1-2-114	$54,500	1983 10
Caledonia	18		JM Berdan	GS & KL McQueen	1-2-116	$60,000	1986 09
Caledonia	17		LR Young	J & D McBride	1-2-121	$85,000	1982 06
Caledonia	16	0	GE Cossar	I Muller-Duxbury	1-2-12600	$70,000	1985 10
Caledonia	9 & 4	0	FW & HV Vyse	CA & MJ Misner	1-2-144	$76,000	1985 09
Caledonia	10		RJ & IL Robichard	KC & GM Burston	1-2-150	$85,000	1986 07
Caledonia	12		MG Smith	D Howatt	1-2-184	$40,000	1986 08
Caledonia	15		DR & NJ Vanderschaaf	S & R Vrankulj	1-2-194	$62,000	1986 08
Caledonia	15		VM Senn	DR & NJ VanderSchaf	1-2-194	$32,500	1985 11
Caledonia	15		AJ Schrama	LV & MA Marshall	1-2-197	$89,000	1986 06
Caledonia	15		DR & NJ Vanderschaaf	TW & SE Bellamy	1-2-198	$77,000	1986 06
Caledonia	15		WD Fearman	DR & NJ Vanderschaaf	1-2-198	$48,800	1984 06
Caledonia	15		FW & J Fearman	WD & SA Fearman	1-2-198	$40,000	1982 10
Caledonia	11&12	0	LE & J Moore	A & V Crone	1-2-209	$98,000	1985 06
Caledonia	7&8	p 2224	W & LA Bailie	LJ & KJ Smith	1-2-226	$52,000	1983 06
Caledonia	9&10		R. Backus	M W Backus	1-2-228	$53,000	1985 10
Caledonia	14/15	P1.2224	GA & GM Johnson	WT Lemaire & DM Peters	1-2-232	$86,000	1986 11
Caledonia	17,18	pl 2224	Slack Lumber & Supplies	LA & JL Hassard	1-2-233-50	$65,500	1984 06
Caledonia	21	0	RG & JV Lumsden	DE Tweedle	1-2-235	$59,000	1985 10
Caledonia	27	pl 2224	HL & CM Miller	JM Forbes	1-2-241	$55,000	1984 06
Caledonia	28	P1.2224	R Minchin	GR Palmer	1-2-242	$53,000	1986 08
Caledonia	28	P1.2224	CW Kern	DW & JJ Lynn	1-2-242	$42,000	1983 09
Caledonia	30&31	pl2224	Royal Bank of Canada	RG Roth	1-2-244	$41,000	1982 09
Caledonia	38/17		RR Potticary	S & S Quinn	1-2-249	$75,000	1986 10
Caledonia	39	p 2224	JA & MJ Day	HV Vole	1-2-250	$55,500	1985 08
Caledonia	16		RO Boose & National Trust	RA & LJ Sommers	1-2-262	$70,000	1983 11
Caledonia	A	0	OM Anderson	L&F Borgherc	1-2-275	$37,000	1984 10
Caledonia	17&18	0	R C Spratt	R L & KL Keeper	1-2-289	$72,900	1986 07
Caledonia	6&7	0	R Stelman	D Hyslop	1-2-54	$20,000	1982 08
Caledonia			JE Richert	DJ & WF Hagar	1-316	$42,000	1982 08
Caledonia	9	p 46	G&C Ferris	JI & MC Sands	1-3-01218	$89,000	1986 07
Caledonia	2	P96	Slack Lumber & Supplies	K L & L E Martin	1-3-01304	$112,000	1985 09
Caledonia	14	P1.96	Slack Lumber & Supplies	W & P Dainer	1-3-01328	$125,000	1986 11
Caledonia	19/20		F & S Elgersman	CG & LS Widdup	1-3-015	$62,500	1987 06
Caledonia	19/20		MA Morrison, Estate	JG Morrison	1-3-016	$50,000	1986 06

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TOWNSHIP	LOT	CON	VENDOR	PURCHASER	ROLL#	PRICE	DATE
Caledonia	50	P1.72	W & R Redman	G & S Guuatt	1-3-01608	$86.500	1986 08
Caledonia	59	p 72	Royal Trust Corp.	W&R Redman	1-3-01608	$61,750	1983 10
Caledonia	56	Plan 72	MJ Traina et ux	EK MacDonald	1-3-01614	$64.000	1983 08
Caledonia	53	p 72	JG & CA Richards	G & PA Choma	1-3-01620	$71,000	1985 08
Caledonia	52	P1.72	MJ & MM Obermeyer	W Wajnor	1-3-01622	$92.000	1986 09
Caledonia	49	Plan 72	JL & PJ Bristowe	K & MH O'Donnell	1-3-01628	$64,250	1983 09
Caledonia	44	pl 72	DR & DA Laungslager	RS & DJ Peebles	1-3-01638	$82,000	1985 08
Caledonia	19	pl 72	DJ & JE Williams	RL & L Berti	1-3-01832	$80,500	1985 10
Caledonia	17	pl 72	PL MacDonald	JA & ME Kellu	1-3-01836	$92.000	1985 08
Caledonia	7	P1.72	GM & WM Stirling	LM & BJ Sharp	1-3-01856	$118,000	1987 06
Caledonia	4	P1.72	GA Sitter	D & SA Peniul	1-3-01862	$120,000	1987 06
Caledonia	4	P1.72	WR & MB Dobbin	GA Sitter	1-3-01862	$96,000	1986 10
Caledonia	3	pl 72	JE & JM Evans	KL & VS Ambo	1-3-01864	$76.000	1985 11
Caledonia	1	P1.72	RA & LJ Sommers	RM & HR Newton	1-3-01868	$70,000	1983 11
Caledonia	28		RC & LJ Timson	FG & KA Young	1-3-020	$25,000	1986 06
Caledonia	28/29		WH Rumbles	JA & MA Rumbles	1-3-022	$50,000	1986 06
Caledonia	30	-	AM & JI Stahn	WB & L Sabo	1-3-027	$115,000	1985 08
Caledonia	30	-	J&A Maciukas	B Ernst	1-3-028	$87,000	1985 08
Caledonia	1		MA Renwick	G Bullivant	1-3-033	$55,000	1986 08
Caledonia	3	pl 72	JB & DJ Inrig	JE & M Evans	1-3-18-64	$75,000	1984 06
Caledonia	26	P1.74	ES Baker	DM Baerg	1-3-226	$70,000	1986 08
Caledonia	8&9		D. O'Rourke	Grand River Conserv. Authority	1-402-04	$40,000	1983 07
Caledonia	63-67	PL 51	M P Del Fabbro	BA & TL Rendall	1-4-010	$57.500	1985 09
Caledonia	58	P51	A P Lowe	AP & G Catrysse	1-4-015	$55,500	1985 11
Caledonia	18&19	pl 51	MM Montgomery	GW & HB Malashevsky	1-4-023	$75,000	1986 07
Caledonia	9	pl 51	B. Grenville	CGJ & CL Fleming	1-4-046	$60,000	1984 09
Caledonia	9	pl 51	P Zandberg	DH & WR Stirling	1-4-047	$46.500	1995 08
Caledonia	32/39	P1. 51	GA & DR Brown	J & W Van Barneveld	1-4-066	$42,500	1983 11
Caledonia	8&9		SM Bigrigg	TT Fowler & KM McKane	1-5-014	$52,900	1995 06
Caledonia	8&9		0 HRO Bradley	MW Martin	1-5-015	$35,000	1986 07
Caledonia	1/2		RP & J Kruck	GR Legere	1-5-041	$68,000	1986 11
Caledonia	6-8		JA & AN Lawler	TL & BA Rendall	1-5-071	$63,400	1985 09
Caledonia	7		EW & JG Shackleton	DG Foote & MF Winger	1-5-073	$78,000	1986 10
Caledonia	7		LR Bottenfield	RC & CS Flowers	1-5-074	$90,000	1986 08
Caledonia	10/11		G Sabatine	G Sabatine & P Jones	1-5-087	$65,000	1987 06
Caledonia	10/11		P Halyk	G Sabatine	1-5-087	$65,000	1986 08
Caledonia	12		0 E D Fletcher	C Robertson	1-5-088	$32,000	1986 07
Caledonia	7 & 8		R & S Bassett	M & C Bodnar	1-5-091	$47,000	1980 09
Caledonia	9		BR & JN Black	BM & BA MacLeod	1-5-11160	$57,000	1980 06
Caledonia	11/12		JH & M Arnold	CM Mahoney	1-5-166	$52,000	1982 10
Caledonia	6		0 CM Henderson	L & MD Fountain	1-5-48	$39,500	1983 10
Caledonia	1	P75	Hiljay Homes Ltd	S & RM Korda	1-6-003	$74,051	1985 07
Caledonia	3	P1.75	A Zandberg	PB & LM Thain	1-6-00304	$81,500	1986 06

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TOWNSHIP	LOT	CON	VENDOR	PURCHASER	ROLL#	PRICE	DATE
Caledonia	6	Plan 75	Canada Permanent Trust Co.	GK & SM McIntosh	1-6-00310	$41,500	1981 06
Caledonia	18	pl 75	EDF & ME Francis	JG & SL Steel	1-6-0033	$78,000	1985 08
Caledonia	4	Pl.74	RW Ells	MJ & PP Noonan	1-6-00342	$98,000	1987 06
Caledonia	8	pl 74	BR & SE Rae	WV & JA Katerenchuk	1-6-00350	$68,900	1985 06
Caledonia	10	P 74	P A & D M Vandendool	M J & L C Bezanson	1-6-00354	$68,500	1985-09
Caledonia	25	Pl.74	RK & PH Rickards	AD & TA Morrow	1-6-00384	$72,900	1986 09
Caledonia	28	Plan 74	J & F Dawson	CA Schweuer	1-6-00389	$48,000	1983 09
Caledonia	32	Pl.74	A Vandendool	GA & AA MacDonald	1-6-00398	$75,500	1986 06
Caledonia	56	Pl.74	T. Steenhoff Est's & Binbrook Bldrs	DP & LP Smith	1-6-004	$57,100	1982 10
Caledonia	34	Plan 74	V & J Curtis	WE & PM Jordan	1-6-00402	$51,000	1980 11
Caledonia	37	Pl.74	AG & LM Weatherston	A & M Miedema	1-6-00408	$80,900	1986 07
Caledonia	38	Pl. 74	GH & BL Milligan	B & VE Rupp	1-6-00410	$58,500	1983 11
Caledonia	39	Pl. 74	JC Doxtdator	A & FW Bethleham	1-6-00412	$93,500	1987 06
Caledonia	48	P 74	D W & D Kaupert	R E & T Sisson	1-6-00430	$73,000	1985-11
Caledonia	51	Pl. 74	GV & SM Bowman	G & E Arden	1-6-00436	$62,800	1983 11
Caledonia	54	p 74	T. Steenhof Estates Ltd. & Binbrook	P&J Quinn	1-6-00442	$56,900	1982 09
Caledonia	57	Pl.47	JA Clark	GT & DE Hannigan	1-6-00448	$65,000	1986 06
Caledonia	57	Pl.74	DJ & EJ Britton	KC & CA Halliday	1-6-00449	$73,000	1986 10
Caledonia	59	Plan 74	The Royal Trust Co.	DR & KL Shirl	1-6-00452	$50,000	1981 06
Caledonia	62	P74	N & C Morrison	D J Slivecko	1-6-00458	$70,000	1985-07
Caledonia	64	Pl. 74	G Robertson	AN & CM Soshycki	1-6-00462	$125,000	1987 06
Caledonia	68	pl 74	Fox & Partners Ltd.	GRJ & SJ Moncrieffe	1-6-00470	$58,500	1985 07
Caledonia	70	Pl.74	C & J Barrett	B & N Sanvito	1-6-00474	$84,900	1986 09
Caledonia	75	Pl.74	C Brosseau & S Marcotte	RA & TJ Malik	1-6-00484	$95,000	1986 06
Caledonia	76	Pl.74	BSG & BJ Campbell	RJ & KM Best	1-6-00486	$104,000	1987 06
Caledonia	80	P74	HA & ER Lee	JP & SE Gowland	1-6-00494	$94,600	1986-11
Caledonia	81	Pl. 74	A & DS Iaquinto	JL & BD Vogt	1-6-00496	$97,000	1986 10
Caledonia	82	P74	RJ & MG Robitaille	NA & CCM Morrison	1-6-00498	$88,000	1985 07
Caledonia	84	Pl.74	E & P Wren	RA & PC Knowles	1-6-00502	$130,000	1986 11
Caledonia	86	Pl.74	G Hyslop Inc.	DJ & EJ Britton	1-6-00506	$91,000	1986 11
Caledonia	87	Pl.74	JS & PS Walton	RE & SM McCullum	1-6-00508	$96,000	1986 06
Caledonia	96	Pl.74	G Hyslop Inc.	C Stableford	1-6-00526	$60,920	1983 10
Caledonia	106	Pl. 74	HJ & BJ Murray	PR & LV Wolf	1-6-00542	$97,000	1987 06
Caledonia	106	pl 74	GR Goodwill	HJ & BJ Murray	1-6-00542	$70,000	1985 07
Caledonia	104	74	EA & SA Williamson	RS & CA Corlis	1-6-00546	$86,500	1986 09
Caledonia	102	p 74	KJ & B Rickards	RP & BY Cox	1-6-00550	$89,500	1986 07
Caledonia	59	p 75	D & B Anguish	L & L Way	1-6-01316	$56,000	1985 11
Caledonia	58	Pl.75	RG Brydges	MMA & R Dossa	1-6-01318	$80,000	1986 06
Caledonia	52	p 75	L. Osinga	M. Kairys	1-6-01330	$75,100	1985 09
Caledonia	51	Pl.75	RC & PJ Murray	MR & JA Hiller	1-6-01332	$89,000	1986 08
Caledonia	51	pl 75	Hiljay Homes Ltd.	MR & JA Hiller	1-6-01332	$69,900	1985 06
Caledonia	60	pl 75	Hiljay Homes Ltd.	M Davis	1-6-01338	$68,900	1983 11
Caledonia	64	Pl.75	WB & CA Maxwell	J Male & D Doyle (Campbell?)	1-6-01346	$88,000	1986 10

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Caledonia	64	Plan 75	??	??(J.Male & D.Doyle)	1-6-01346	$47,500	1980 11
Caledonia	0	P75	J & S Lunes	M J McDonald & K A Hurd	1-6-01352	$65,000	1985 09
Caledonia	34	p 75	T. Steenhof Estates Ltd. & Binbrook	G&M Marles	1-6-01358	$57,110	1982 09
Caledonia	35	P1.75	T.Steenhoff Est's & Binbrook Bldrs.	BE & DML Dorr	1-6-01360	$56,900	1982 10
Caledonia	38	0	PW & GJ Goodwin	OT & L Hlavenka	1-6-01366	$52,800	1985 07
Caledonia	38	P1. 75	J & W Van Barneveld	PW & GJ Goodwin	1-6-01366	$46,000	1983 11
Caledonia	42	pl 75	DF & AH Horsley	DA McMarrus	1-6-01374	$82,000	1985 11
Caledonia	43	p 75	P&H Lofberg	CH & AA Schulthuis	1-6-01376	$75,000	1985 10
Caledonia	70	pl 75	HK & EL Ellis	DC & PR Coghlin	1-6-0138	$74,000	1985 09
Caledonia	46	pl 75	SV & W Irwin	DW & DM Larlee	1-6-01382	$70,000	1985 11
Caledonia	25	P75	M A Bulbeck	H Wagner & A Dale	1-6-014	$63,000	1985 10
Caledonia	26	75	A Beale	SA & RA Habash	1-6-01402	$105,000	1987 06
Caledonia	28	P 75	WLR & KM Rowntree	TM * WS Denstedt	1-6-01406	$66,500	1985-06
Caledonia	13&14		JF & VE Chapman	EM Fletcher	1-6-022	$77,000	1986 08
Caledonia	1	P1. 89	KJ & NL Walker	L & A Vuyk	1-6-050	$93,000	1987 06
Caledonia	1	P1.89	RA & SM Young	KJ & NL Walker	1-6-050	$79,500	1986 06
Caledonia	1	P1.89	R & JM Harrison	AJ & AT Schrama	1-6-05001	$72,000	1986 06
Caledonia	2	P1.89	KJ & CL Platz	P & J Kruck	1-6-05002	$80,000	1986 11
Caledonia	6	P1 89	KB & LP Kulcher	GD & PL Beaton	1-6-05011	$65,000	1985 06
Caledonia	11	P1.89	L Dalton	DR & PL Ferrell	1-6-05020	$85,000	1986 08
Caledonia	13	P1.89	C Damen	GD & EH Majlut	1-6-05025	$79,000	1986 06
Caledonia	2	pl 89	WL & PS Upton	RJ & C Van Fleet	1-6-050-03	$60,100	1984 08
Caledonia	3	pl 97	Henco Prop. Ltd.	BH & CM Hemsworth	1-6-05204	$63,500	1985 08
Caledonia	5	pl 97	Henco Prop. Ltd.	PD Mizzi & MG Hawker	1-6-05208	$60,825	1985 08
Caledonia	6	pl 97	Henco Prop. Ltd.	MDJ Cloet	1-6-05210	$63,500	1985 08
Caledonia	7	pl 97	Henco Prop. Ltd.	LG Wilkieson, PA Hudspeth	1-6-05212	$65,000	1985 09
Caledonia	8	P1. 97	L Szpot & GE Crawford	AM & KA Campbell	1-6-05214	$81,500	1987 06
Caledonia	9	pl 97	Henco Prop. Ltd.	N & RA Richard	1-6-05216	$53,955	1985 09
Caledonia	10	P1.97	WG & LI Neiley	JN & SV Loomis	1-6-05218	$82,500	1986 06
Caledonia	3	pl 98	Henco Prop. Ltd.	W & B Goodman	1-6-05310	$66,900	1985 10
Caledonia	5	P1.98	GL & JC Cragten	AG & JA DiMaria	1-6-05320	$78,000	1986 06
Caledonia	7	P1. 98	PJ & KJ Clemens	P & M Bernard	1-6-05330	$97,500	1987 06
Caledonia	8	pl 98	Henco Prop. Ltd.	RJ & DM Boucher	1-6-05335	$80,000	1985 10
Caledonia	10	pl 98	Henco Prop. Ltd.	RB & NA McPherson	1-6-05345	$90,000	1985 10
Caledonia	13	P1.98	RK & FJ Duiker	ES & KJ Brunton	1-6-05360	$82,000	1986 08
Caledonia	11	pl 97	Henco Prop., Ltd.	N & RA Richard	1-6-05380	$48,785	1985 09
Caledonia			GL Kragten	WW & MA Walker	1-6-07993	$75,000	1987 06
Caledonia	0	Con P13	M Wolowski	G L Kragten	1-6-07993	$46,000	1985 09
Caledonia			BE Thompson	HM Thorne	1-6-07995	$51,000	1986 08
Caledonia	53	pl 75	Hiljay Homes Ltd.	AG & KC Swackhammer	1-6-13-28	$64,570	1983 06
Caledonia	26	P1.74	E & W Saari	R Hyslop & MC Miller	1-6-385	$47,000	1982 06
Caledonia	28	pl 74	CA Schweyer	DB & SE Pringle	1-6-3-89	$56,000	1984 10
Caledonia	52	P1. 74	T Steenhoff Est's & Binbrook Bldrs.	JS & JM Grusal	1-6-438	$57,200	1982 10

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Caledonia	39	pl 74	ER Slack	JC & DE Doutclator	1-6-4-12	$58,000	1984 08
Caledonia	50	pl 74	R&L Menard	GJ Mckeen	1-6-4-34	$58,000	1983 06
Caledonia	50	p 74	T Steenhof Estates Ltd. & Binbrook	R&L Monard	1-6-4-34	$56,500	1982 07
Caledonia	51	p 74	T. Stenhof Ests.Ltd. & Binbrook Bld	GV & SM Bowman	1-6-4-36	$57,100	1982 07
Caledonia	4	pl 89	Slack Lumber & Supplies Ltd.	LJ & J Gibson	1-6-50-06	$52,900	1983 06
Caledonia	4	p 89	Slack Lumber & Supplies Ltd.	DR & NE Brooksbank	1-6-50-07	$52,900	1983 06
Caledonia	104	p 74	RL & LM Wamsteeker	EA & SA Williamson	1-6-5-46	$52,000	1982 08
Caledonia	A & 3		VM Weulie	LJ de Vlas & SD Fleming	1-7-004	$77,900	1986 06
Caledonia	9	2	DG Neale	A & WE Beveridge	1-7-009	$58,000	1984 06
Caledonia	8		CA & ML Ashford	K&D Dewel	1-7-010	$46,000	1983 11
Caledonia			WB & CA Maxwell	CA & ML Ashford	1-7-010	$45,000	1980 11
Caledonia	3/4		G Hyslop	GB MacDonald	1-7-016	$95,000	1986 06
Caledonia	A & 1		RC & CS Flowers	WD & PM Bell	1-7-018	$62,900	1986 08
Caledonia	1	10	H Jones	B Evans	1-7-051	$66,000	1986 10
Caledonia	10,11	0	CH & MA Talbot	M & DM MacNeil	1-7-052	$63,000	1986 07
Caledonia	1/2		B & ME Miller	GA & DE Hills	1-7-066	$88,000	1986 11
Caledonia	3		GA & DE Hills	JH & MI Bothwright	1-7-071	$75,500	1986 11
Caledonia	7&8		TJ Doslea	EA Thombs & WS Spencer	1-7-077	$72,000	1986 11
Caledonia	7&8		GE & PA Jenne	TJ & JG Doslea	1-7-077	$65,900	1986 08
Caledonia	2/C		D & I Collings	W McMullen & L Sigfridson	1-7-082	$75,000	1987 06
Caledonia	3	0	G & J Ablaka	RA & DL Swanton	1-7-089	$66,000	1985 07
Caledonia	2/3		PE & MW Henry	JB & WL Fulton	1-7-09120	$98,000	1987 06
Caledonia	1		TJ Hutton	PD & ME Miller	1-7-09170	$110,000	1986 11
Caledonia	6	pl 82	Slack Lumber & Supplies Ltd.	AT & AE McBride	1-7-10	$45,000	1980 02
Caledonia	45	P1.47	KW Grant	RM & VJ Hewitt	1-7-10503	$73,000	1986 10
Caledonia	45	P1.47	GK & CD Moss	KW Grant	1-7-10503	$70,000	1986 07
Caledonia	49	P1.47	RG & CA Corlis	LP Yonev & KA Kitchell	1-7-10515	$79,000	1986 09
Caledonia	56	P47	R L Pasharuk	MC Grumbley	1-7-10536	$63,000	1985 11
Caledonia	30	P1.47	RR & DJ Reiner	WJ & GL Grau	1-7-10542	$86,500	1986 09
Caledonia	32	P1.47	JD & SA Park	PK & BJ Coles	1-7-10548	$88,900	1986 10
Caledonia	33	P1.47	BR & MK Whitehorn	F & M Bride	1-7-10551	$88,000	1986 08
Caledonia	34	P1.47	EF & AM Barey	M & J Bootsman	1-7-10554	$93,000	1986 09
Caledonia	36	P1.47	GH & CJ Dunham	G Quaglia	1-7-10560	$78,000	1986 06
Caledonia	32	pl 47	DW & KA Pefletier	JD & SA Park	1-7-105-48	$71,500	1984 08
Caledonia	1	pl 92	GS & GM Lumsden	JE & DJ Gudgeon	1-7-122	$74,000	1983 11
Caledonia	6	P1.92	MM Coleman	BJ & BM Northrup	1-7-12750	$95,000	1987 06
Caledonia	5-7	pl 82	Tuite Construction Ltd.	Slack Lumber & Supplies Ltd.	1-7-8/10/12	$113,700	1980 02
Caledonia	4	-	WH Lantz	LJR & TMP Charbonneau	1-8-002	$67,000	1985 11
Caledonia	4		EDF& M Francis	LP & DM Burr	1-8-002	$52,500	1980 06
Caledonia	4		RW & C Tomblin	TF & SI Avon	1-8-004	$65,000	1986 06
Caledonia	4	0	WR & ED Leslie	[illegible] & EA Anderson	1-8-007	$80,000	1986 07
Caledonia	4		J & I Saliwonczuk	[illegible] Young	1-8-014	$42,000	1986 06
Caledonia	1	P1. 80	FC Meval & BA Crawford	CF & ML McNally	1-8-01805	$85,000	1986 08

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Caledonia	1	p 80	SG Bray	FC Meral & BA Crawford	1-8-01805	$58,000	1983 10
Caledonia	4	p 80	Douglas B Browning Enterprises	HR & GE Singer	1-8-01808	$50,000	1982 09
Caledonia	4	P1.80	HD & NP Collins	B Muilwuk	1-8-01809	$71,000	1986 09
Caledonia	5	P1.80	SJ & KR Fenton	CA & KL Johnstone	1-8-01810	$70,000	1986 11
Caledonia	5	PL 80	DE & BA Jenkins	SJ & KR Fenton	1-8-01810	$59,250	1985 09
Caledonia	7	pl 80	CL Pyke	BJ Anding	1-8-01815	$50,000	1985 06
Caledonia	8	p 80	RG & PJ Jorey	NC Vansevenant	1-8-01816	$64,500	1985 06
Caledonia	4 & 9	Plan 80	Douglas B Browning Enterprises Inc.	D & K Minchilio	1-8-01819	$56,900	1981 06
Caledonia	12	P1. 80	DB Browning Enterprises Ltd.	JH & M Arnold	1-8-01824	$66,800	1982 10
Caledonia	15	Plan 80	Douglas B Browning Enterprises Inc.	RW Guyatt	1-8-01830	$54,900	1980 11
Caledonia	16	Plan 80	Douglas B Browning Enterprises Inc.	LW & ME Johnson	1-8-01831	$53,000	1980 07
Caledonia	16	pl 80	RD & AM Howden	Rh & KL Davis	1-8-01832	$67,000	1985 10
Caledonia	23	P55	L McQueen	R Ledger	1-8-025	$89,549	1986 07
Caledonia	4	P1 47	KC & PA Vardy	KL Horning	1-8-02806	$69,000	1985 06
Caledonia	18	P 47	D & B Stephens	S Bent & J Robson	1-8-02834	$58,000	1986-11
Caledonia	20	pl 47	ML Pursley & BJ Anding	CM & SL Haines	1-8-02838	$62,000	1985 06
Caledonia	23	P1.47	DR & JE Agnew	PD & DM Murphy	1-8-02844	$77,000	1986 07
Caledonia	56/57	P1.47	DH & BE Lidstone	Wh & MC MacInnis	1-8-028561	$70,000	1986 06
Caledonia	63	P1.47	Dunwoody Ltd.	JM & TL Reaume	1-8-02868	$68,000	1986 08
Caledonia	2	P59	B E & S D Hodgson	R E & L J Anderson	1-8-02902	$69,900	1985 07
Caledonia	6	P1.59	MP & S Bachuk	MW & DM Zaricki	1-8-02906	$90,000	1986 07
Caledonia	7	pl 59	GM & DL Collier	WH & RJ Lantz	1-8-02907	$78,000	1985 11
Caledonia	21	-	DS & HF Conley	MP DelFabbra	1-8-02921	$84,000	1985 09
Caledonia	8	pl 92	Hanco Properties Ltd.	RW & JM Eagles	1-8-12950	$71,000	1983 06
Caledonia	7	p 59	CJ Gernhaelder & CJ Bunn	GM & D Collier	1-8-29-07	$67,500	1983 06
Caledonia	2	0	J. Phillips	SV & W Irwin	1-9-00250	$34,900	1985 10
Caledonia	2		W Fagan	DJ & IM Collings	1-9-004	$105,000	1986 09
Caledonia	2		W Fagan	TA & KA Richardson	1-9-00420	$102,000	1986 11
Caledonia	1/2		W Fagan	CJ & KL Land	1-9-00430	$95,875	1986 06
Caledonia	2		W Fagan	C & DA Bevaart	1-9-00440	$89,000	1986 07
Caledonia	2		W Fagan	GL & BJ Pillon	1-9-00450	$94,000	1986 07
Caledonia	1/2		Miljay Homes Ltd.	JD & EM Walker	1-9-00710	$85,900	1986 06
Caledonia	1/2		W Fagan	KJ & CL Platz	1-9-00720	$104,900	1986 11
Caledonia	1		W Fagan	RK & PH Rickards	1-9-00730	$97,000	1986 09
Caledonia	1		V Stringle	RW & CR Reichheld	1-9-010	$50,000	1983 10
Caledonia	3	0	WH & JA Schnur	DH & BA Anguish	1-9-011	$61,000	1985 11
Caledonia	6		S & MA Schoeman	EA & SW Williamson	1-9-021	$30,000	1986 07
Caledonia	1		M. Searles	GL Kragten	2-034	$92,000	1981 09
Caledonia	7		EJ & DM Clark	J & B Williams	2-085	$59,900	1983 06
Caledonia	15		TR & ML Haggith	RE & TL Sitorski	2-091	$40,000	1981 07
Caledonia	6&7	0	R.A. Leslie	CRW & JM Hawthorne	2-095-02	$42,000	1982 10
Caledonia	11&12	0	GF Brown	RC & ME Fowler	2-097	$45,000	1982 11
Caledonia	8	0	WR & CM Cowan	D & J. Adeney	2-098	$68,000	1981 08

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TOWNSHIP	LOT	CON	VENDOR	PURCHASER	ROLL#	PRICE	DATE
Caledonia	12	pl 81	Slack Lumber & Supplies	N & P Fair	2-111-01	$54,900	1983 07
Caledonia	13	pl 37	OL & Y Hlavenka	MJ Mackenzie	2-113-04	$56,900	1983 07
Caledonia	21	pl 81	Slack Lumber & Supplies Ltd.	DR & C Stafford	2-113-05	$56,300	1983 08
Caledonia	16	pl 81	R. Taylor	JG & JM Forrest	2-113-13	$59,000	1983 07
Caledonia	16	pl 81	YM Marhn	KC Crombie	2-113-14	$63,340	1984 11
Caledonia	16	pl 81	A. Kragten	YM Martin	2-113-14	$55,200	1982 11
Caledonia	15	pl 81	R & M Fowler	JE Krowchenko	2-113-15	$55,000	1982 11
Caledonia	9	pl 81	Haldimand Bldg. Products	ED & MHCJ Wydryk	2-113-21	$54,900	1982 11
Caledonia	8	pl 81	DR & SP Wells	L & G Feller	2-113-22	$51,900	1983 06
Caledonia	7	pl 81	Haldimand Bldgs. Products	EM Clark & GA Davey	2-113-25	$54,900	1980 05
Caledonia	5	pl 81	RA & TL Vanderwal	RA Vanderwal	2-113-29	$44,000	1980 01
Caledonia	4	pl 81	AJ & AD MacDonald	RJ & RA DePratto	2-113-31	$46,000	1981 11
Caledonia	16	0	MA & ME Pender	RH Cole	2-123-10	$54,840	1980 01
Caledonia	13		CL & JL Drake	HH & MM Whitaker	2-185	$51,000	1981 07
Caledonia	13		JA & EM Lawrence	JFW & LD Sutherland	2-187	$41,000	1982 08
Caledonia	12		EL Ogilvie	FJ Brown	2-206	$35,000	1981 06
Caledonia	13&14	pl 2224	KD & LJ Gordon	AE LePage Ltd.	2-231	$58,000	1981 08
Caledonia	15-17	pl 2224	V&B Graham	LA Keth	2-233	$39,500	1983 07
Caledonia	23	pl 2224	G. L. Walker, executrix	CE & NM Messerol	2-237	$43,000	1980 01
Caledonia	43	pl 72	GA & AC Lacroix	WD & LD Fleming	3-016-40	$72,900	1983 07
Caledonia	35	pl 72	Slack Lumber & Supplies Ltd.	HA & EG Tweedie	3-016-56	$73,425	1983 08
Caledonia	20	pl 72	HG Hoeck	D & E Cree	3-018-30	$71,500	1981 08
Caledonia	19	pl 72	PL Fox	R&A Djurdjevic	3-018-32	$63,000	1981 08
Caledonia	18	72	WR & LM Dixon	B & B Snyder	3-018-34	$57,500	1981 06
Caledonia	14	pl 72	GB & DV Howe	RE & PL Fox	3-018-42	$105,000	1981 07
Caledonia	3	pl 83	LJ & GA Kreston	EH & CE Crabtree	3-026-10	$120,000	1983 06
Caledonia	5	pl 83	BG & KJ Reeve	KG & JA Skeates	3-026-20	$84,500	1980 05
Caledonia	2	95	Three Brothers Ppties Ltd	L A Graves & L M Salemi	3-4-04404	$72,900	1985 09
Caledonia	3	95	TG & PA Sutcliffe	TW Trickey	3-4-04406	$94,000	1986 10
Caledonia	9&10	pl 51	J. Gannett	P. Zandberg	4-047	$45,000	1982 06
Caledonia	8	0	R & A Zandberg	WR & RA Zandberg	4-055-01	$65,000	1980 02
Caledonia	9		A McAlpine	P Finn	5-016	$33,400	1981 07
Caledonia	11&12		FO & JI Matheusik	AD & SA Pawluk	5-089	$49,900	1982 06
Caledonia	13		Avco Financial Serv. Realty Ltd.	DW & KS Couchie	5-155	$22,000	1982 08
Caledonia	9		P Finn	E. Lunn	5-16	$34,000	1982 07
Caledonia	3	75	Erie North, Developments Ltd.	Royal Trust Corp.	6-003-04	$52,000	1980 01
Caledonia	8	pl 75	R&1 Shelton	WD McBurney & AE Telfer	6-003-14	$55,000	1981 06
Caledonia	13	pl 75	WJ & NM Dowhan	RD & A Day	6-003-24	$50,000	1981 11
Caledonia	18	pl 75	SS & D Hague	Retrass Ltd.	6-003-30	$68,400	1980 01
Caledonia	7	pl 74	JA & DM Edwards	EA & KA & EA West	6-003-48	$70,000	1981 10
Caledonia	9	pl 74	LR & KA Knight	DJ & NE Halfpenny	6-003-52	$57,000	1982 12
Caledonia	13	pl 74	Bank of Montreal	RW & LCA Stack	6-003-60	$54,500	1981 08
Caledonia	39	74	The Canada Trust Co.	Ellis Randolf Stack	6-004-12	$39,000	1980 02

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TOWNSHIP	LOT	CON	VENDOR	PURCHASER	ROLL#	PRICE	DATE
Caledonia	42	pl 74	MJ & SF Breakspeare	FJ & NA Hondula	6-004-18	$64,000	1981 09
Caledonia	58	pl 74	J. Lucas	G & DW Kinnaird	6-004-50	$53,000	1981 08
Caledonia	80	pl 74	G. Touchette	HA & ER Lee	6-004-94	$66,000	1982 07
Caledonia	81	pl 74	WG & C Robinson	A Iaquinto & D Yakutchik	6-004-96	$67,000	1983 06
Caledonia	83	pl 74	Andercrest Developments	GWA Davies & NL Begley	6-005	$54,500	1980 01
Caledonia	91	pl 74	RI & MS Powell	CA & ME Osborne	6-005-17	$51,900	1983 08
Caledonia	95	pl 74	Canada Trust	P & P McCormack	6-005-24	$52,900	1981 05
Caledonia	70	pl 75	HLW & HP Grevelt	HK,EL, & HK Ellis	6-013-08	$59,000	1981 10
Caledonia	54	pl 75	Hiljay Homes Ltd.	B & R Hadcock	6-013-26	$63,000	1983 07
Caledonia	52	pl 75	Hiljoy Homes Ltd.	L. Osinga	6-013-30	$64,500	1983 08
Caledonia	62	pl 75	Hiljoy Homes Ltd.	A Willson & C Adcock-Willson	6-013-42	$61,950	1983 08
Caledonia	64	75	Niagara Realty Ltd.	K Jones	6-013-46	$54,900	1980 01
Caledonia	37	pl 75	CB & JJ Burr	BY Hong	6-013-64	$46,000	1981 10
Caledonia	57	pl 74	TE & C Harper	DJ & EJ Baitton	6-040-49-2	$46,000	1983 10
Caledonia	1	pl 89	Slack Lumber & Supplies	DA & LL Rodway	6-050	$52,900	1983 06
Caledonia	6	89	Slack Lumber & Supplies	J & C Girard	6-050	$53,900	1983 06
Caledonia	2	pl 89	Slack Lumber & Supplies	BD & RI Kershaw	6-050-02	$54,010	1983 06
Caledonia	2	pl 89	Slack Lumber	WL & PS Upton	6-050-03	$53,900	1983 06
Caledonia	3	pl 89	Slack Lumber & Supp.	GJ Kulakowsky & DM Newbu	6-050-05	$53,900	1983 06
Caledonia	5R		Slack Lumber & Supplies Ltd.	G & K Pearson	6-050-08	$53,900	1983 08
Caledonia		pl 89	Slack Lumber & Supplies	KB & LP Kulcher	6-050-11	$52,900	1983 06
Caledonia	7	pl 89	Slack Lumber & Supplies Ltd.	EJ & E Lilley	6-050-12	$53,900	1983 06
Caledonia	12	pl 89	Slack Lumber	RG & DGLS Killam	6-050-23	$52,900	1983 06
Caledonia	14	pl 89	Slack Lumber & Supplies	GF Taylor, D McNeice & M. Osborne	6-050-26	$58,900	1982 06
Caledonia	15	pl 89	Slack Lumber & Supplies	JA & DM Edwards	6-050-29	$54,000	1981 10
Caledonia			M & J Clark	R & M Powell	6-071	$90,000	1983 08
Caledonia	30	pl 75	E S Gilchrist	EJ & BM Kopilovich	6-14-10	$51,000	1980 02
Caledonia	87	pl 74	G. Hyslop Inc.	JS & PS Walton	6-50-08	$71,900	1983 10
Caledonia	2		TE & CL Pyke	CM & LA White	7-045	$41,000	1982 11
Caledonia	2		J&B Oldrieve	J & M Clinton	7-068	$54,500	1981 10
Caledonia	1		WG & MM Fowler	WE & LL Burke	7-103	$52,500	1983 07
Caledonia	32	47	R & C Symonds	D & K Pelletier	7-10548	$62,000	1981 08
Caledonia	35	pl 47	ML West	R & TA Cherlebois	7-105-57	$60,000	1983 10
Caledonia	37	pl 47	MT & GJ Quigley	BH & ML West	7-105-57	$62,000	1981 06
Caledonia	6	pl 55	R & E Shelton	WA Bowman	7-106	$48,000	1981 07
Caledonia	4		LB & DM Burr	WH Lantz	8-002	$57,000	1982 11
Caledonia	2	pl 80	Douglas B. Browning Enterp.	JC & ML Moore	8-018-04	$49,900	1980 01
Caledonia	1	pl 80	DB Browning Enterprises	SE Bray	8-018-05	$58,500	1981 06
Caledonia	4	pl 80	DB Browning Enterprises	HD & NP Collins	8-018-09	$48,000	1982 06
Caledonia	5	pl 80	DB Browning Enterprises Ltd.	DE & BF Jenkins	8-018-10	$50,500	1982 07
Caledonia	6	pl 80	Douglas B. Browning Enter.	JS & JF Martine	8-018-12	$53,400	1980 02
Caledonia	7	pl 80	Douglas B. Browning Enterprises	CL Pyke	8-018-15	$39,900	1982 11
Caledonia	9	pl 80	DB Browning Enterprises Ltd.	R & E Shelton	8-018-18	$59,415	1981 06

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Caledonia	4&10	pl 90	Douglas B. Browning Enterprises	WT & DP Chisholm	8-018-20	$88,000	1982 11
Caledonia	4&11		DB Browning Enterprises Ltd.	LM & EP Godfrey	8-018-22	$49,500	1982 07
Caledonia	4&11	pl 80	DB Browning Enterprise Ltd.	GI Richert	8-018-23	$63,000	1982 07
Caledonia	12	pl 80	D B Browning Enterprises	MT Wilkins	8-018-25	$49,900	1982 10
Caledonia	14	pl 80	DJ & SL Edwards	N&V Stevens	8-018-34	$55,000	1984 11
Caledonia	62	pl 47	Income Trust Co.	FW & SB Dowell	8-028-66	$48,500	1983 06
Caledonia	18	p 59	S. Perious	H&R Williamson	8-2-9-18	$62,000	1983 10
Cayuga	1		GM Baird	JS & ME Vallentin	1-020	$55,000	1982 11
Cayuga	17		EG & GR Burgener	D & LJ Delegarde	1-030-50	$74,000	1981 11
Cayuga	11&12		WE & F Baldwin	BC & G McCombs	1-040-1	$40,000	1983 06
Cayuga	17		B Williamson	GP \ LM Armstong	1-046	$45,000	1984 11
Cayuga	1&2		GV & EE Martin	T & A Stewart	1-048	$53,500	1983 06
Cayuga	13		CW & AE Parsono	PA & MB Van Dalen	1-059	$50,000	1981 11
Cayuga	13&5		FJ Brown	JA & SE Mathieson	1-112	$120,000	1983 07
Cayuga	16&17		BO & BG Young	DC & CA Petteplace	1-119	$33,000	1981 06
Cayuga	b113		DL Stewart	R Konrad	1-124	$57,000	1983 08
Cayuga	17	pl 76	CL Potter	WR Emery & JR Charnley	1-141-35	$57,000	1981 11
Cayuga	17	pl 76	TP & RM Murphy	C Terrebroodt & h Vuylsteeke	1-141-40	$44,000	1981 06
Cayuga	2&3		JB Stuart (Estate)	LF & LD Brown	1-149	$37,000	1982 08
Cayuga	3	pl 76	Binkrook Builders Ltd.	KS & AC Pickup	1-160-4	$57,000	1981 09
Cayuga	3		BM Beal	JP & JE Fisher	1-161	$53,000	1982 11
Cayuga	9		E Henderson (Est.)	JK & JJ Heathertor	2-021	$34,000	1983 08
Cayuga	3&4		MF Ferguson	EJ Downie	2-056	$33,000	1983 08
Cayuga	6&7	0	WL & BA Damerling	DE Baird & JA kiefer	2-08860	$61,000	1982 10
Cayuga	1&2	0	S. Dowyk & T. deWijk	DJ & GJ Hayes	2-130	$27,000	1981 10
Cayuga	1&2		TC & LA Monforton	GD & JE PANKHURST	2-144-50	$76,000	1983 06
Cayuga	1&2	0	Southwestern Custom Travl.Homes Ltd	PF LeBlanc	2-178-4	$50,000	1981 08
Cayuga	5	3	AM Sterling	je wINGER	4-074-6	$52,000	1983 07
Cayuga	37	1	WR & JE Armstrong	BJ Sharp	5-1-051	$47,000	1983 10
Cayuga	37	1	BJ Sharp	J Warner & K Gunby	5-1-05100	$84,000	1987 06
Cayuga	38	1	A & A Hogstero	BT & YR Hawkins	5-1-05650	$77,900	1985 10
Cayuga	43	1	LA & WJ Crysler	DP Lepre	5-1-081	$32,100	1984 09
Cayuga	39	1	Toronto Dominion Bank	JF & SL Austin	5-1-13410	$61,000	1982 06
Cayuga	46	1	DD & DM Heiliger	Y Brunt	5-1-150	$42,000	1984 07
Cayuga	37	3	G Swent	AM Jacobs & DN Creighton	5-2-083	$48,000	1985 08
Cayuga	33	1	DJ Wilson	DE & JA Baird	5-3-02150	$85,000	1985 10
Cayuga	28	1	M Keeping	DJ Duchesne	5-3-77	$50,000	1984 06
Cayuga	6	2	H & N O'Hagan	GR & PA Kollee	5-4-00550	$115,000	1987 06
Cayuga	6	2	Victoria & Grey Trust	RW & LD Bull	5-4-03295	$89,000	1984 06
Cayuga	18	3	WT & KL Oster	RF & HM Belbeck	5-4-08950	$125,000	1995 10
Cayuga	2		EM Dumoulin	GJ & SJ Casey	5-4-09040	$120,000	1986 11
Cayuga	3	Pl.71	RG & TW Thorne	PL Preston	5-4-09050	$92,000	1982 10
Cayuga	10	pl 71	BT & YR Hawkins	VM & RA Jones	5-4-09120	$130,000	1985 10

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Cayuga	13	1	Royal Bank of Canada	ML Babineau	5-5-06250	$55,000	1983 11
Cayuga	6	1	A & S Koopal	JLO & DJ McKenzie	5-5-075	$44,000	1985 10
Cayuga	1		SR & SJ Cronk	WG & M Morris	6-1-00705	$54,000	1981 10
Cayuga	10&11	0	F & M Aquino	Y R Bulger	6-1-02360	$110,000	1985 09
Cayuga	8	2	G & A Mocskos	HJ & RL Williamson	6-1-02805	$53,000	1985 06
Cayuga	9	-	J. Campbell	BD & DL Bunting	6-1-02815	$53,000	1985 10
Cayuga	18		DL Ziegler	DR & MEM Armstrong	6-1-031	$71,000	1986 11
Cayuga	18		H.M.Q.	D & B Ziegler	6-1-031	$38,900	1980 09
Cayuga	6	0	CA Brown	C & RM Intine	6-1-03650	$64,500	1985 10
Cayuga	9		S Mozes	J & F Gilmour	6-1-039	$69,500	1987 06
Cayuga	9		S Mozes	J & F Gilmour	6-1-039	$69,500	1987 06
Cayuga	12	n/a	PA Plug	H & ML Bassindale	6-1-04105	$61,500	1981 06
Cayuga	16		H.M.Q.	M & M Totarnic	6-1-045	$38,450	1980 10
Cayuga	15		H.M.Q.	E & D Park	6-1-051	$40,300	1980 09
Cayuga	16		WA & DJ Johnston	ER & JA Barclay	6-1-052	$59,900	1984 06
Cayuga	16		H.M.Q.	W & D Johnston	6-1-052	$43,600	1980 10
Cayuga	3		A & E Pryse	J & K Baird	6-1-072	$35,000	1980 09
Cayuga	23	0	A & EA Lee	LDW & JWM Jacobs	6-1-102	$26,000	1985 08
Cayuga	BLA	-	J&S Little	D&D Lauridsen	6-1-112	$31,500	1985 11
Cayuga	A	0	RT Nixon	JB & SL Little	6-1-112	$28,000	1984 08
Cayuga	16/17		DC & CA Petteplace	L Hlavenka	6-1-119	$42,000	1986 09
Cayuga	18	P1.76	WE & ZM Bassingthwaite	PM & CL Maudsley	6-1-14130	$68,000	1986 11
Cayuga	2&3	0	R Meesters	JR & J Coates	6-1-144	$29,500	1982 07
Cayuga	Gore		SA Moses	RG Taylor	6-1-147	$37,000	1986 09
Cayuga	Gore		National Trust Co.	SA Mozes	6-1-147	$25,000	1980 09
Cayuga	3	P1.76	DC & HM Peirson	DJ & SA Vollick	6-1-16004	$65,000	1986 06
Cayuga	3	P1.76	Binbrook Builders	EG Murphy	6-1-16005	$56,900	1982 10
Cayuga	2	P76	C Fazzari	EW & M Thompkins	6-1-16006	$60,000	1985 09
Cayuga	7	P1.76	WG & CL Miller	WA & CA Dowling	6-1-16014	$72,500	1986 06
Cayuga	3,4	0	PM & EA Neary	RC & PR Hamilton	6-1-161-10	$52,000	1984 06
Cayuga		0	ML & BA Gee	LD Kinnear	6-1-164	$53,000	1983 06
Cayuga	10,11	0	DG & DL McLean	G Downie	6-1-23-10	$45,000	1984 07
Cayuga	15	0	EJ & DM Park	WC & MR Constable	6-1-51	$53,500	1984 06
Cayuga	9&10	P.13255	CJ Bunn	MW & EJ O'Hara	6-2-007	$42,000	1980 06
Cayuga	9		JK & JL Heatherton	GR Potter	6-2-021	$83,000	1987 06
Cayuga	3/4	-	D Dureault	NE Hudspeth & J Gannett	6-2-041	$48,500	1985 11
Cayuga	6&7		JR & M Hossie	RL & S Willson	6-2-048	$90,000	1987 06
Cayuga	2		MG Hodgskins	EG & DV Sanderson	6-2-067	$60,000	1986 07
Cayuga	2	-	W&S Hodgskiss	MG Hodgskiss	6-2-067	$59,000	1985 10
Cayuga	8		H.M.Q.	JEF & TAM Milton	6-2-074	$42,500	1980 09
Cayuga	6,7		DE & JA Baird	WT & KL Oster	6-2-08860	$72,500	1985 10
Cayuga	2,3	-	NG & SL Nehlenbacher	AJV & LJ Mifsud	6-2-118	$42,000	1985 10
Cayuga	1,2	0	DJ & GJ Haynes	D Stewart	6-2-130	$30,000	1984 08

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Cayuga	1,2	0	P Churchill	EC & CJ Carr	6-2-134	$49,500	1984 06
Cayuga	1/2		DK & GA Wood	WN & GM Tuck	6-2-13450	$73,500	1986 10
Cayuga	1&2	0	CJ Rouble	JB & HE Gallagher	6-2-134-50	$55,000	1982 09
Cayuga	3/4	-	GL Hill	D & B Bradford	6-2-136	$36,000	1985 10
Cayuga	3-5		MRM Rogers	SPL Howarth & L Stewart	6-2-139	$95,000	1986 08
Cayuga	2		J & PM Harrison	WS & MM Fife	6-2-14420	$93,000	1986 08
Cayuga	6/7		H.M.Q.	RH & VC Adams	6-2-156	$35,550	1980 09
Cayuga		0 0	SM & SA Clark	A Kosmeyer	6-2-158	$65,000	1985 11
Cayuga	3		J Male & D Doyle (Campbell?)	WB & CA Maxwell	6-2-16550	$114,000	1986 10
Cayuga	3	0	WL & M Smith	J Male, D Doyle, D Campbell	6-2-16550	$93,400	1985 09
Cayuga	9	-	N Smith	SE Robinson	6-2-174	$23,900	1985 07
Cayuga	6,7	0	WD & DP Murray	JR & M Hossie	6-2-48	$50,000	1984 06
Cayuga	13	0	DJ Wise	R Reichheld	6-2-53-50	$30,000	1982 09
Cayuga	26	3	JM & HM Bush	M & BA Reeve-Newson	7-1-007	$41,500	1982 06
Cayuga	25	3	A&C Iemmola	A & F Lyman	7-1-015	$27,500	1985 07
Cayuga	22/23	2/6	R Silver	MJ & A DeBly	7-2-045	$67,000	1986 09
Cayuga	11	6	RL & LS Kitchen	HI & MD Rouse	7-2-071	$40,000	1986 11
Cayuga	17	7	A. Warwick	A. Meyer	7-2-0835	$31,000	1985 10
Cayuga	14	7	E & L Crotta	DR & SL Stillwell	7-2-09410	$39,000	1986 10
Cayuga	14	7	DR & SL Stillwell	RG & M Austin	7-2-09410	$61,500	1986 10
Cayuga	17	7	GR & SD Alde	SR Mans & DD Beach	7-2-130	$49,000	1987 06
Cayuga	16	7	EJ &SM Accursi	A & H Van Es	7-2-19700	$33,000	1985 09
Cayuga	13	7	PWA Boersma	W & MA Van Hall	7-2-241	$32,500	1983 09
Hagersville	15	P1.905	MD & FA Ryder	GW Smith & DC McKeen		$46,900	1982 06
Hagersville	12	p905 b 2	Royal Bank of Canada	RC & VL Schoug	1-012	$43,000	1981 11
Hagersville	8	p905 b 4	WP & RA Zanlberg	RA & JE Lishman	1-056	$40,000	1980 01
Hagersville	17	p905 b 1	DB & ML Pudleiner	VL & CH Ellis	1-062-30	$55,000	1981 07
Hagersville	3&7	p905 b 6	Montreal Trust	JL & BL Martin	2-026	$28,000	1981 11
Hagersville	15	p905 b 3	JD Holstein	M & E Lindstead	3-004	$29,250	1982 06
Hagersville	12	p905 b 3	LC & BA Thomas	PJ & HL McMaster	3-019	$36,000	1983 06
Hagersville	16	p905 b 3	CD & MJ Ross	BJ & DM Anderson	3-020	$42,000	1983 06
Hagersville	10	p905 b 2	TG & E Munn	GO Sternam	3-032	$50,000	1981 07
Hagersville	8	p905 b 3	GK Best	DL & EE Atkinson	3-051	$49,000	1981 06
Hagersville	2	p905 b 3	JA Barnett	R Collis & J. Embleton	3-055	$37,000	1981 08
Hagersville	10	pl 905	H & MU Cuff	J & W de Boer	3-064	$35,000	1980 01
Hagersville	4	p905 b 3	Liscombe Motors Ltd.	J. Caswell	3-084	$35,000	1981 08
Hagersville	2	p905 b 2	JB Munn	RJ Brown	4-032	$27,000	1981 07
Hagersville	22&23	pl 905	BA & KR Jackson	PN Fouett	4-103	$33,000	1981 11
Hagersville	1	p905 b 4	BA & AI Aitchison	GW & SL Anderson	4-172	$52,000	1981 10
Hagersville	1	p905 b 4	BM & SJ Biggar	CA & MT Star[illegible]	4-181	$46,000	1983 08
Hagersville	3	pl 1046	C.M.H.A.	PK & LG Burgess	4-189	$32,000	1982 08
Hagersville	13	P1.905	M Hunter	LM Collins	4-1-011	$24,000	1986 06
Hagersville	5	P1.905	NG & GR Winger	PA & JA Ver[illegible]	4-1-032	$36,000	1993 08

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TOWNSHIP	LOT	CON	VENDOR	PURCHASER	ROLL#	PRICE	DATE
Hagersville	3	P1.905	R & H Woodcox	RB & CJ Jepson	4-1-034	$42,000	1986 10
Hagersville	9	P1.705	E Stephens (Est.)	F & D Hayes	4-1-055	$20,000	1986 11
Hagersville	18	b4p905	K & C Dawdy	WD & PL King	4-1-06250	$51,000	1985 08
Hagersville	18	b2p905	EM Auger	WR Colder	4-1-18	$25,000	1984 08
Hagersville	1	p905 b 4	DC & IM LeClair	MC Maggio	4-211	$25,000	1982 11
Hagersville	1	p905 b 4	H. Jakanin	CD & PL Webb	4-211-1	$25,750	1980 05
Hagersville	10	pl 1046	ML & PM Winger	LF & DM Armstrong	4-214	$35,500	1983 07
Hagersville	12	pl 1046	SD & EA Mizuguchi	SG Doroszkiewicz	4-216	$47,500	1981 07
Hagersville	2	P1.905	S & D Pepper	SD & RD Pepper	4-2-006	$20,000	1986 06
Hagersville	1	P1.905	BP Vecero	FF & MD Foster	4-2-009	$34,000	1986 07
Hagersville	10	P1 905	LK Moffat	WE & KS Luxmore	4-2-020	$29,000	1985 06
Hagersville	9,10	b8p905	HE Sweeney	TJ Coles	4-2-041	$44,250	1985 09
Hagersville	14	P1.905	RM & HH Lawrence	SA & SE Wobbes	4-2-047	$37,500	1986 10
Hagersville	14	P1 905	JA & J Henderson	SE Smith & RW Vansickle	4-2-049	$37,000	1985 06
Hagersville	14	P1.905	MA & ML Zimba	KD & TM Fess	4-2-081	$43,500	1986 06
Hagersville	8	b9p905	JE & KM Sheehan	JH & SP Kincaid	4-2-71	$41,000	1984 08
Hagersville	34	p905 b 2	HW & MJ Best	BA & AI Aitchison	4-318	$57,000	1981 10
Hagersville	1&2	p905 b 2	E. Greenfield	DR & A Elton	4-354	$28,000	1982 08
Hagersville	4	p905 b 2	WMT & LE Hodgson	WG Hodgson	4-357	$47,000	1981 06
Hagersville	15	P1.905	GW Smith & DC McKeen	LN & CA Cook	4-3-002	$45,000	1986 08
Hagersville	15	P1. 905	RA & TL Esselment	TD Holstein	4-3-004	$29,200	1980 11
Hagersville	14	P1.905	308665 Ontario Ltd.	D Marfisi	4-3-00750	$69,800	1987 06
Hagersville	5	Plan905	E Hawke	M & L Kruger	4-3-012	$43,000	1980 08
Hagersville	2	P1.905	MW & PL O'Brien	RD & FA Richardson	4-3-037	$39,000	1986 06
Hagersville	5 & 6	B29P905	V S Chamberlain	JL & BL Martin	4-3-041	$33,000	1986 07
Hagersville	5&6	b29p905	MJ & SJ Bell	VS Chamberlain	4-3-041	$30,000	1985 08
Hagersville	8/9	P1. 905	EB Mattice	WE & MJ Evans	4-3-050	$54,000	1983 09
Hagersville	6	B31P905	R Simington	CP & KL Stasiuk	4-3-052	$34,800	1985 10
Hagersville	8	b28m905	MH & LA Rodenbucher	P & CS Zandberg	4-3-062	$57,000	1985 09
Hagersville	5	P1.905	L & L McKeen Construction	LH McKeen	4-3-083	$28,000	1983 09
Hagersville	5 & 6	P1.905	MR Kolyn & BP Vicero	M Spracklin	4-3-086	$48,000	1986 07
Hagersville	2	b43p905	H & EM Greenfield	RB & BA Ball	4-3-107	$35,000	1984 06
Hagersville	2	P1. 28	RO Carrick	RM Holugal	4-3-150	$115,000	1987 06
Hagersville	3/4	P1.28	H & J Forrest	JL & DM Avery	4-3-151	$79,900	1987 06
Hagersville	8	P1.29	A Devine	DBJ & BJ Simpson	4-3-160	$83,000	1986 06
Hagersville	9	b28p905	M Chin Fatt ?	JK & DL Smith	4-3-63	$39,900	1984 08
Hagersville	4	b30p905	J Caswell	RHB Anderson	4-3-84-1	$32,000	1984 08
Hagersville	24	pl 4392	DL & FM Kindree	DL Kindree	4-403	$27,500	1983 06
Hagersville	5	pl 4392	WG & SJV McKinnie	M Calder	4-428	$56,500	1981 06
Hagersville	1	P1.905	JL & A Moffatt	N & W Lafleur	4-4-061	$33,000	1983 09
Hagersville	23	P1.905	M & S Kolyn	SA Fess	4-4-074	$54,000	1986 08
Hagersville	11	P1.905	CH Veerman	N Veerman & PM Poweld	4-4-081	$165,000	1986 07
Hagersville	19	P1.905	WJ & RB King	RA & MG Anderson	4-4-100	$39,900	1986 11

ONTARIO WASTE MANAGEMENT CORPORATION

Morehouse Economic Planning Consultants

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TOWNSHIP	LOT	CON	VENDOR	PURCHASER	ROLL#	PRICE	DATE
Hagersville	22	Pl. 905	Canada Mortgage & Housing	K Wood	4-4-104	$26,000	1980 10
Hagersville	9	Pl.905	D & L D'Andreamatteo	E & L Catalano	4-4-122	$65,000	1986 07
Hagersville	10	Pl.905	KA & SA Rowntree	G McQueen	4-4-123	$29,000	1986 06
Hagersville	1 & 2	Pl.905	J Shivrattan	WN & CL Moerschfelder	4-4-14503	$48,500	1986 07
Hagersville	26	b36p905	WF & MA Blake	ET Fess	4-4-153	$48,900	1985 11
Hagersville	25	Pl.905	EL & RM Phillips	KT & WM Crozier	4-4-154	$37,000	1986 10
Hagersville	4	Pl.1046	WG & CD Bacher	P & PC Van Dalen Jr.	4-4-188	$38,500	1983 09
Hagersville	1	b40p905	MC Maggio	EG Kingsworth	4-4-211	$34,000	1985 07
Hagersville	1	Pl 905	CD & PL Webb	PM Burger	4-4-21110	$37,000	1986 07
Hagersville	12	Pl.1046	S Doroszkiewicz	DW & TD Smelser	4-4-216	$58,900	1986 10
Hagersville	5	BL 16	L S Wenzel	JL Mills & D Grimes	4-4-240	$31,000	1985 09
Hagersville	1	Pl. 905	H Jackson & A Smith	RJ Brown	4-4-249	$20,000	1980 10
Hagersville	18	Pl. 905	DJ Ince	JG & SL Garmon	4-4-254	$35,000	1983 09
Hagersville	13	Pl.905	JE & CR Sitter	D Marfisi	4-4-258	$100,000	1986 07
Hagersville	20/21	Plan905	D Upsdell	CR Chamberlain	4-4-283	$34,000	1982 10
Hagersville	36	b22p905	H. Nichol	NL & WDL Fess	4-4-320	$54,900	1985 09
Hagersville	5	Pl.905	JJ & L Vogt	MA & M Cicuttini	4-4-322	$42,000	1980 09
Hagersville	22	Pl.1109	CE & R Pearce	GE & MI Ashbaugh	4-4-346	$84,000	1987 06
Hagersville	4	Pl.905	WG Hodgson	WR & SJ Calder	4-4-357	$62,000	1986 08
Hagersville	6	Pl. 905	Hagersville Market Ltd.	LK Lyons	4-4-359	$28,500	1983 08
Hagersville	8	Pl.64	EN Bowman	GJ & AA Desjardin	4-4-380	$45,000	1986 06
Hagersville	7	pl 64	DC & CM Kett	GT & DA Uhrig	4-4-381	$44,000	1985 11
Hagersville	7	Plan 64	R & A Burch	D & C Kett	4-4-381	$50,000	1980 09
Hagersville	15	pl 4392	CI & GK Morrison	DP & SJ House	4-4-412	$77,000	1984 06
Hagersville	25	Plan 64	AE Catherwood	LF & DW Mattice	4-4-421	$120,000	1987 06
Hagersville	1/2	Pl.905	VM Kiefer	RP Murphy	4-5-014	$45,000	1983 09
Hagersville	10	Pl.905	DW & KA Banfield	MLA Watson	4-5-023	$60,000	1986 09
Hagersville	11	Pl.905	ML & JA Liota	CE & MJ Davidson	4-5-024	$70,000	1986 08
Hagersville	17&18	Pl.905	MJ Brown	PE & DA Hannigan	4-5-031	$35,000	1986 07
Hagersville	15	b17p905	G & RE Payne	CA Dawdy	4-5-046	$39,000	1985 08
Hagersville	10	Pl.905	MD Wase	BE Thompson	4-5-050	$58,000	1986 07
Hagersville	9	b17p905	JB McKellar	MC Maggio	4-5-051	$55,000	1985 07
Hagersville	1	b12p905	GM Slack	HJ & RA Schweuer	4-5-070	$62,100	1986 07
Hagersville	9	Pl.905	S Knoedler	BR & JM Fleming	4-5-086	$63,000	1986 09
Hagersville	12	Plan905	D Kett	J & J Swing	4-5-097	$50,000	1980 09
Hagersville	12	Pl.905	SJ Brown	H & M Dawson	4-5-098	$63,000	1986 06
Hagersville	6	619p905	D. Donaldson	DJ & HF Parilla	4-5-102	$60,350	1985 11
Hagersville	9	619P905	A D Yurichuk	M & P M Szeto	4-5-123	$70,000	1985-11
Hagersville	14	Pl.905	DG & SC Stirling	AJ & CM Dawson	4-5-127	$63,500	1986 10
Hagersville	14	b19p905	RG & JE Smith	DG & SC Stirling	4-5-127	$49,500	1985 06
Hagersville	34	Pl. 64	P & O Golian	M & V Waldie	4-5-131	$55,000	1983 11
Hagersville	40	Pl.4392	B & L D'Andreamattes	E & M Marfisi	4-5-138	$20,000	1980 08
Hagersville	40	Pl.4392	P Reiland	WG Hodgson & C Lamontague	4-5-13950	$95,000	1986 08

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TOWNSHIP	LOT	CON	VENDOR	PURCHASER	ROLL#	PRICE	DATE
Hagersville	4	P1.4227	MA & JE McConachie	A Mariuz	4-5-152	$30,000	1987 06
Hagersville	4	P1.4227	E McConachie	M & J McConachie	4-5-152	$50,000	1980 11
Hagersville	2	P34	G M Jones	BH & PD Fleming	4-5-171	$55,000	1986 07
Hagersville	3	P1 34	RA Smith	C & AM Spindley	4-5-172	$77,500	1986 11
Hagersville	11	b15p905	A & S Wass	ML & JA Liota	4-5-24	$49,900	1984 09
Hagersville	2	P1 56	DEL & SL Simington	DC Mckeen & GW Smith	4-6-04002	$64,700	1985 10
Hagersville	8	P1.56	J & S Bergsma	CO & BA Hoover	4-6-04008	$79,900	1986 06
Hagersville	10	PL56	N E Hawkes	D L Stewart	4-6-04010	$66,000	1985 09
Hagersville	12	P1.56	RR & JR Fox	CD & PL Webb	4-6-04012	$80,000	1986 07
Hagersville	16	Plan 56	J & L Cecchini	D & S Dalimonte	4-6-04016	$53,500	1980 09
Hagersville	17	P56	LM & GA Herod	DEL & SL Simington	4-6-04017	$74,500	1985 10
Hagersville	17	56	RA & K White	LM & GA Herod	4-6-04017	$57,250	1980 10
Hagersville	22	P1.56	W & S Koning	WC & IE Powell	4-6-04022	$93,800	1987 06
Hagersville	22	P1. 56	BG & JL Schweyer	AE & MA Smelser	4-6-04022	$55,000	1982 10
Hagersville	25	Plan 56	PA & A Rapin	R & P Turner	4-6-04025	$55,000	1980 08
Hagersville	27	P56	JE Hodges	PM & LA Leonard	4-6-04027	$78,000	1986 07
Hagersville	47	Plan 56	L & N Barreira	GM & MI Hewson	4-6-04047	$55,000	1980 08
Hagersville	46	pl 56	NL & J Sugg	J&M Van Dyk	4-6-40-46	$58,000	1984 06
Hagersville	10	p905 b 1	KE & JA Slack	DW & KA Banfield	5-023	$49,000	1983 07
Hagersville	15	pl 905	W & B Werner	G & RE Payne	5-046	$36,000	1983 06
Hagersville	3	p905 b 1	ME Lantoz & (ML)	DS Lord	5-057	$37,000	1983 06
Hagersville	1	p905 b 1	ME Harrop	RT & AM Harrop	5-066	$45,500	1982 07
Hagersville	9	pl 905	RL Anderson	S Knoedler	5-086	$45,000	1983 07
Hagersville	12	p905 b 1	JB & A Collings	LE & MJ Schweyer	5-096	$45,000	1982 10
Hagersville	7	p905 b 1	PA & L Hodgson	BA & KR Jackson	5-127	$39,000	1981 11
Hagersville	14	p905 b 1	R & P Brotherson	PG & JE Smith	5-127	$45,500	1981 07
Hagersville	11	P66	J A R Moody	WA & TM Murphy	9-7-198	$46,000	1985 06
Haldimand	18	b2p905	K. Dawdy	C&D Reinhardt	4-1-20	$23,500	1983 06
Haldimand	1&2	b42p905	W&C Simmington	KW & AL Hayes	4-3-101	$40,000	1983 06
Haldimand	5	pl 905	DP & SJ House	RJ Lafleur & DL Carroll	4-3-57	$43,000	1984 06
Haldimand	33	pl 64	DA & SE Scheweyer	GP & KM Donats	4-4-436	$45,000	1983 11
Haldimand	6	b19p905	R & EL Duet	WJ & EM Simuk	4-5-103-3	$59,000	1983 11
Indiana	8-12	0	A&V Crone	R & A Gibson	2-2-055	$87,500	1985 06
Indiana	103/4	P1.217	AL & ME Gorgei	CP & JR Caron	2-2-06310	$55,000	1986 10
North Cayuga	9	0	CW & VS McCuen	NG & SL Mehlenbacher	050-002-030	$45,000	1985 11
North Cayuga	42	1	J. Schaeffer	RD & KG Elstone	1-070	$25,000	1983 08
North Cayuga	36	1	GH & SP Gillyath	DP Long	1-130	$65,000	1983 09
North Cayuga	36	1	Thomas Marshall Land Ltd.	G & S Gillyatt	1-130	$60,000	1982 09
North Cayuga	44	2	PD & MB Van Dalen	MD & PR Gale	1-177-50	$65,000	1981 11
North Cayuga	28/29	U	WM Brown	RA & ME Chapman	3-010-2	$50,000	1981 10
North Cayuga	27	1	L. Dumpis	JP & EAL Brown	3-012	$23,000	1981 09
North Cayuga	5	pl 71	RJ & J Hart	CB & L Whidden	4-09007	$90,000	1982 10
North Cayuga	1	pl 71	W & MJ Phibbs	JS & JJ Davies	4-090-3	$80,000	1981 11

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North Cayuga	7	1	CW & B Camblin	GA Fugler	5-077	$35,000	1982 11
North Cayuga	10	1	MW & SE Toner	R Langerapp & M. Buckle	5-158	$31,000	1981 10
North Cayuga	36	1	C.M.H.C.	RW Griffin & IH Hartstein-Griffin	5-1-048	$31,150	1986 11
North Cayuga	40	1	IE Jones	RR & DH Jones	5-1-059	$53,000	1985 11
North Cayuga	4		0 D & JA & SM Folville	A Spencer	5-1-123	$27,000	1985 07
North Cayuga	2		WJ Metcalfe	EF Houison	5-1-12850	$108,000	1986 11
North Cayuga	42	1	MG & CD Wardell	SR Husloo & JM Ferris	5-1-139	$39,007	1986 09
North Cayuga	43	1	HK Kapoor	BJ & AL Bonello	5-1-14210	$22,000	1986 06
North Cayuga	43	1	AJ Mitchell	GE & CA Johnston	5-1-14410	$34,500	1985 09
North Cayuga	51	1	DL & BJ Dreier	SL & DD Croft	5-1-157	$45,000	1985 08
North Cayuga	13		EA & DI Smith	JE & IA Thomas	5-2-02210	$119,900	1986 06
North Cayuga	12	-	D Madeland	T Kiarsgaard & A Bivand	5-2-025	$57,000	1985 09
North Cayuga	31/32	2	A & A Filipon	PR & JN Hogeterp	5-2-052	$55,900	1980 08
North Cayuga	36	1	Hald-Norf.Community Credit Union	HJH Catto	5-2-5-9	$91,000	1983 06
North Cayuga	17		RG & M Sutor	L & E Mermuys	5-3-00310	$132,000	1986 09
North Cayuga	26	1	EH Young	OM Amero	5-3-009	$139,700	1986 08
North Cayuga	26	1	HF & MJ Clinton	HW & EH Young	5-3-009	$127,000	1985 08
North Cayuga	31	1	HJ McNeice	JF & ID Puslas	5-3-020	$65,500	1981 06
North Cayuga	33&34	1	A Bozicek	TE & FJ Fowler	5-3-036	$20,000	1985 06
North Cayuga	21	1	G & B LeBlanc	RG & VL Acre	5-3-063	$53,000	1981 06
North Cayuga	27	1	E & ML Johnston	EH & HI Hustings	5-3-076	$102,890	1985 10
North Cayuga	19	1	GW & EH Kasbaumn	RSJ Clement	5-3-08850	$79,000	1985 08
North Cayuga	26	1	M Greve	GE & LD Miskellu	5-3-11580	$21,500	1985 08
North Cayuga	6	2	M Bauer	PNC & PM Ruigiol	5-4-03250	$75,000	1985 06
North Cayuga	18	3	JR & BJ Elsliger	TL & CM Payne	5-4-065	$57,000	1986 07
North Cayuga	5	3	P & J Stollar	EJ McBride & GJ Maracle	5-4-067	$89,000	1986 06
North Cayuga	8	Plan 71	Tamarac Projects Ltd.	H Ricker	5-4-091	$25,000	1980 09
North Cayuga	4	1	LG & A Piper	BJ Clayton	5-5-046	$32,000	1985 07
North Cayuga	7	1	F&S Deboer	JD & RC Grasley	5-5-04801	$74,000	1985 08
North Cayuga	7	1	JD Stallwood	D & H Herron	5-5-050	$43,000	1986 07
North Cayuga	8	1	E & C Ayrton	D & T Walker	5-5-05110	$86,000	1986 10
North Cayuga	8	1	RR & SA Doyle	E&C Ayrton	5-5-05110	$77,000	1985 11
North Cayuga	8	1	D&C Kushner	BD & MD Smith	5-5-053	$48,000	1985 06
North Cayuga	13	1	ML Babineau	R & W Olimi	5-5-06250	$73,000	1987 06
North Cayuga	7	1	RW & DD O'Hagan	J & JT Garbas	5-5-076	$69,500	1986 08
North Cayuga	10	1	G Kent	P Aucoin & J Binns	5-5-129	$47,000	1986 06
North Cayuga	10	1	ML & TM Layton	G Kent	5-5-129	$36,000	1985-10
North Cayuga	9	1	WJ Klunder	DF & MA Lyons	5-5-144	$46,000	1985 08
North Cayuga	10	1	RBA & MJ Stokes	RJC & ME Wolfe	5-5-152	$58,000	1987 06
North Cayuga	10	1	R&M Langeraap	JN Niendorf	5-5-158	$35,500	1985 11
Oneida	30	4	WL Smith	EP & S Norton	1-093	$22,000	1980 02
Oneida	59	1	R & C Firmani	NJ & V Negus	3-1-00160	$92,500	1986 11
Oneida	55	1	RJ & LR Shoup	SA & VC Sheldrake	3-1-02770	$79,900	1985 07

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TOWNSHIP	LOT	CON	VENDOR	PURCHASER	ROLL#	PRICE	DATE
Oneida	30	1	MA & LD Johnston	I & C McKellar	3-1-034	$156,000	1987 06
Oneida	18	3	DW & JE Dietz	GWP & EH Kasbaum	3-1-07260	$85,000	1985 08
Oneida	25	3	AG Atkinson	EM & MF Christensen	3-1-086	$32,500	1985 07
Oneida	28	1	CW & EM Fox	H & PM Jongerden	3-1-91-60	$62,000	1984 06
Oneida	13	1	Montreal Trust Co.	PC & P Lawson	3-2-002	$60,000	1985 07
Oneida	27	Range	GE & MI Ashbaugh	DE Hall & PL Kowaleski	3-2-01110	$89,000	1987 06
Oneida	15	Range	RJ Sherlock	HW & H Haanstra	3-2-051	$37,500	1985 08
Oneida	22	Rge W.	MH Rowntree	GA Stallwood	3-2-070	$20,000	1985 06
Oneida	21	Range	DB & BJ Simpson	M & P Goodwin	3-2-07520	$68,000	1986 06
Oneida	19		H & A Nolan	EG & CJ Salzer	3-2-078	$50,000	1980 08
Oneida	19	Range	PM & LA Leonard	PT & KA Chenette	3-2-083	$58,000	1986 07
Oneida	16	Range	Natco Realty Corp.	RE & SA Aude	3-2-08620	$52,000	1982 06
Oneida	16	Range	RG & JA Strohm	LB & EM Bristo	3-2-08630	$74,000	1986 07
Oneida	23	Range	HE Milne	S & AM Ewing	3-2-24	$32,000	1983 06
Oneida	19	Range	G. Miskelly	G & G DeVries	3-2-82	$50,000	1983 11
Oneida	24	4	AJ & WJ DeBoer	PG & DL Cavers	3-3-043	$55,000	1985 08
Oneida	13	5	JT & ML Atto	GL McMaster	3-3-05350	$50,000	1983 11
Oneida	16	5	ED, DW, LL Sager	JJ Robertshaw	3-3-05610	$70,900	1985 11
Oneida	19	5	P&L Florek	DW & C Ginorich	3-3-05710	$82,500	1986 07
Oneida	48	5	EE Henderson	PS & AJ Pearson	3-3-063	$34,500	1985 06
Oneida	49/50	5/6	Bonnie Brae Farms	LB & SM Pearce Ltd.	3-3-06550	$40,000	1986 09
Oneida	58	5/6	GF & AM Overhoff	RG & SL Carr	3-3-07220	$116,000	1987 06
Oneida	20	5	ME & CK Lines	K & J Betts	3-3-077	$65,500	1986 09
Oneida	16	4	D & SH Holstein	G&B Evans	3-3-34-05	$82,900	1982 08
Oneida	9	5	EL Butler	LP & T Tessari	3-4-020	$58,000	1986 09
Oneida	7	Range	FL & JM Blum	GB & DL Hoover	3-4-027	$63,000	1986 07
Oneida	6	Range	WA & A Coon	BW & LL Florei	3-4-028	$85,000	1986 07
Oneida	1	-	JK & VF Peart	JA & DL Tomlinson	3-4-036	$52,000	1985 11
Oneida	3	P95	Three Bros Ppties Ltd.		0 3-4-04406	$73,650	1985 06
Oneida	5	pl 95	Henco Prop. Ltd.	J&J Kopi	3-4-04410	$79,900	1985 06
Oneida	7	pl 95	Three Brothers Prop. Ltd.	CH & CE Ottay	3-4-04414	$91,000	1985 09
Oneida	13	p 95	Three Brothers Properties Ltd.	WJ & KA Redpath	3-4-04426	$75,000	1985 06
Oneida	15	P95	Three Brothers Ppties Ltd	GC & JLA Green	3-4-04430	$84,400	1985 08
Oneida			DE Brunt	M Dudych & CH Palmer	3-4-05430	$70,000	1983 09
Oneida	9,10	Pl 331	HW & MH Dejons	JP Prentiss & W. Weir	3-4-061	$45,000	1984 06
Oneida	6		JA Trowbridge	TJ & MJ Hutton	3-4-077	$120,000	1986 11
Oneida	2	-	R&E Nelles	A&A Houwer	3-4-085	$67,500	1985 11
Oneida	8	Pl.1049	DD & EA Cole	A & C Vandendool	3-4-098	$94,900	1986 06
Oneida	3	Pl.94	Bruzzese Construction Ltd.	GS & CL Beemer	3-4-10376	$88,200	1986 06
Oneida	4	Pl.94	Buzzese Construction Ltd.	M & H Acs	3-4-10378	$89,900	1986 06
Oneida	5	p 94	GJC McMaster	Bruzzese Construction Ltd.	3-4-10380	$22,000	1985 10
Oneida	6	pl 94	GJC & RW McMaster	Bruzzese Constr. Ltd.	3-4-10382	$22,000	1985 10
Oneida	7	Pl 94	Miles Pre Cut Homes	A & GMP Murray	3-4-10384	$63,000	1985 10

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TOWNSHIP	LOT	CON	VENDOR	PURCHASER	ROLL#	PRICE	DATE
Oneida	17	P1.103	McCal Corp. & Henco Properties Ltd.	D & E Cree	3-4-10422	$134,900	1986 11
Oneida	19	P1.103	McCal Corp. & Henco Properties Ltd.	E & S Poulopoulos	3-4-10426	$94,900	1986 09
Oneida	21	P1.103	McCal Corp. & Henco Brothers Ltd.	JC & DL Wallace	3-4-10430	$90,000	1986 10
Oneida	22	P1.103	Bruzzese Construction Limited	KW & BJ Montgomery	3-4-10432	$132,000	1987 06
Oneida	4	P1.103	Bruzzese Construction Limited	A & P Accadia	3-4-10508	$115,800	1986 10
Oneida	8	P1.103	McCal Corp & Henco Properties	EW & CA Noon	3-4-10516	$32,000	1986 06
Oneida	12	P1.103	McCal Corp.	JJ & D Kelly	3-4-10524	$138,000	1987 06
Oneida	14	P1.103	McCal Corp. & Henco Properties Ltd.	AG & LM Weatherston	3-4-10528	$25,920	1986 10
Oneida	25	P1.103	Bruzzese Construction Ltd.	L & S Nestor	3-4-10534	$120,000	1987 06
Oneida	1		LC & DM Yule	J & D Richardson	3-4-124	$110,000	1987 06
Oneida	5	Rge W.	Featherdale Farm Ltd.	BA & CL Colling	3-4-30-30	$53,200	1983 06
Oneida	1		AS & L Farrell	JK & VF Peart	3-4-36	$46,000	1984 06
Oneida	A	BF	AL McDonagh	P Bowers	3-5-001	$68,500	1986 11
Oneida	A	BF	GW & JA Paraska	AL McDonagh	3-5-001	$42,500	1985 06
Oneida	J.N.T	0	MD & MJ Symons	PA & DM Vandendool	3-5-00330	$87,000	1985 09
Oneida	-	-	RF & HM Belbeck	F Johnstone & D Stevenson	3-5-02590	$90,000	1985 11
Oneida			HH Cooke	JT & MC Lewis	4-019	$60,000	1983 06
Oneida	9	0	RA Boyle	WE & MS Jackson	4-021	$35,000	1982 10
Oneida	7	Range W	WT & MA Cunningham	FL & JM Blum	4-027	$45,000	1984 11
Oneida	B		JW & JA Worron	Avco Financial Services	4-040-10	$58,000	1983 08
Oneida	A	Range	?	Three Brothers Properties	4-044-50	$110,000	1982 08
Oneida	9&10	pl 331	CW & MH DeJong	HW & MH DeJong	4-061	$42,000	1981 06
Oneida	43	0	M & A Mago	SH Holstein	4-089	$30,000	1981 10
Oneida	1		JT & IM Gibson	AB & JC Dunlop	4-123	$69,000	1983 07
Oneida	2	pl 73	R Pearce & DG Gowan	F & D Hayes	4-218	$26,000	1983 08
Oneida	2	P1.73	F & D Hayes	AE Williamson	4-4-218	$69,500	1986 11
Oneida	30	Range	DF Sternamen	RJ & MEH Topp	4-6-016	$56,900	1985 08
Oneida	27	P1.73	DL McKellar	DF Sternamon	4-6-016	$44,000	1983 06
Oneida	30,31	0	Canada Mortgage & Housing	LE & AM Swick	4-6-21	$44,900	1984 08
Oneida	0	0	J & N Hamilton	BO & MI Coulthart	5-027	$110,000	1981 06
Oneida	22	pl 73	J. Pottinga & T Vierson	Corp of Town of Haldimand	6-013	$24,000	1980 02
Oneida	27	pl 73	CW & GE Doesburg	DL Mckellar	6-016	$36,000	1981 10
Rainham	5	pl 8242	HM Painter & E Fessler	S. Hamilton	1-011	$25,000	1981 08
Rainham	27	pl 8242	MR Uhrig	MW Winn	1-036	$24,900	1983 08
Rainham	8&9	pl 7267	J & M Nemet	JW Whall	1-183	$38,750	1983 07
Rainham	13	pl 7267	G. Grisewood	M. Dobson	1-185	$26,500	1981 11
Rainham	22	pl 7267	N. Johnston	ED & YL Dulong	1-193	$36,000	1984 11
Rainham	15	1	E. Bennett	BL & RA mcGugan	1-521	$20,000	1991 07
Rainham	17	1	M & V Cleveland	WJ & HE White	1-574	$23,000	1983 09
Rainham	19	1	G. Meyer	E. Jaservicius	1-618	$20,000	1983 09
Rainham	20	1	RW & BE Riley	JR Elder	1-627	$24,000	1982 06
Rainham	21	1	M. Beecher	E & L Cardadeiro	1-650	$24,000	1981 08
Rainham	23	1	FMI Carnie	G. Carnie	1-670	$40,000	1982 10

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Rainham	5	pl 7127	ED Bradlee	PC Newman	1-682	$24,000	1981 07
Rainham	25	1	A & M Jemison	G & K Mylstchenko	1-699	$30,000	1984 11
Rainham	25	1	ME Angle	R & D Granby	1-699	$20,000	1982 07
Rainham	25	1	SJ & LJ Winkiewicz	EP Stephens	1-702	$20,000	1982 08
Rainham	24	1	J & R Zemlenko	MG Pusching	1-714	$26,000	1982 08
Rainham	18	1	L. Legacy	ER Frame	1-775	$33,000	1983 10
Rainham	18	1	CP & M O'Marra	TW & AL O'Marra	1-778	$28,776	1982 10
Rainham	19	2	JA & JE Wooley	DL Mckinnon & TE Willson	1-825	$27,900	1984 11
Rainham	16	3	JV & DH Lynch	M & D Djurie	1-883-10	$26,000	1982 11
Rainham	4	1	CD & ME MacLean	ASF & ME Walker	2-056	$35,000	1982 11
Rainham	5	1	DG & LM Roy	JP & ML Campeau	2-113	$34,000	1983 07
Rainham	5	1	I. Erichson	SA & MC Wilson	2-115	$27,000	1982 08
Rainham	5	1	P. Gibson & W. Benner	S & J Smith	2-122	$43,000	1983 08
Rainham	6	1	AE Kovack	I Farrow	2-155	$24,000	1982 08
Rainham	8	1	JM Collins	P. Burns	2-231	$24,500	1982 10
Rainham	8	1	Z. Pioro	JC Hay	2-314	$29,000	1981 07
Rainham	9	1	JB & SL Little	B & H Coneglio	2-329	$28,500	1981 10
Rainham	9	1	DW Buck	LW & OI Cope	2-334	$20,000	1983 06
Rainham	2	2	R & RA Cousineau	R & I Guilbert	2-557	$39,000	1983 07
Rainham	4	3	LE & MJ Schweyer	BL & BL Fretz	2-611-1	$52,500	1982 10
Rainham	7	4	RC Yeates	MD & HR Chamberlain	3-021	$28,000	1980 06
Rainham	6	4	I. Hartwick	JC & SM Yeo	3-051	$51,000	1982 11
Rainham	6	4	R & S James	RD & PEM Smith	3-056	$46,000	1983 06
Rainham	7	5	DG & JB Maxwell	LG & CA Rowe	3-145	$33,000	1983 08
Rainham	1	1	RJ & FO Burtch	WO & WM Held	3-2-439	$51,950	1986 10
Rainham	1	8	KF Demal	WT Buinton	4-054	$48,000	1980 02
Rainham	8	7	L L Lilleste	PH & PA Hielema	4-523-50	$58,000	1980 01
Rainham	7	4	TW & LI Barker	D & F Sherk	4-5-103-3	$37,500	1983 11
Rainham	27	1	WM Winn	JW & PM Scott	8-1-036	$32,000	1986 06
Rainham	10	1	JM & RE Lounsbury	AP Van Den Baumen	8-1-038	$75,000	1985 07
Rainham	10/28		BL MacKenzie	GR & CL Downey	8-1-073	$21,000	1986 11
Rainham	21	P1.7483	DL & BI Walker	AC & ME Smith	8-1-115	$39,000	1986 08
Rainham	20	P1.7483	WB Fleet	O & C Doering	8-1-116	$32,500	1986 09
Rainham	13,14	pl 7483	WG & ME Davidson	MD & VM McCarthy	8-1-121	$27,000	1985 08
Rainham	11	1	AS & DA Terry	LR & R Collis	8-1-155	$29,800	1987 06
Rainham	64	p 7483	J & E Bognar	PJ & MA Healy	8-1-161-1	$22,000	1982 09
Rainham	63	1	L & E Romhanyi	J & B Muto	8-1-162	$21,000	1983 08
Rainham	61&62	PL 7483	A & NG Villeneuve	CP & DJ Barnes	8-1-1643	$31,900	1985 09
Rainham	7	P7267	C H Murray	R W Ilton	8-1-182	$35,000	1986 07
Rainham	10-12	P7267	MP & IR Parron	SL Maelbrancke	8-1-184	$52,000	1986 07
Rainham	16	pl 7267	RG & VB Anthes	EF & M Martin	8-1-187	$25,000	1984 09
Rainham	11/12	1	GS Bowman	V & R Messina	8-1-189	$37,000	1986 10
Rainham	11/12		R Sonstegard	GS Bowman	8-1-189	$40,800	1986 06

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TOWNSHIP	LOT	CON	VENDOR	PURCHASER	ROLL#	PRICE	DATE
Rainham	11,12	1	JA Patterson	P Sukel & LA Sutor	8-1-190	$20,000	1985 09
Rainham	11-12	1	VH Eagles	J & GR Poulos	8-1-192	$50,000	1985 06
Rainham	11/12	1	M Budzy	GJA Koza	8-1-205	$22,500	1986 06
Rainham	11/12	1	A Cecilioni & E Kroch	EJ & LG Hancox	8-1-215	$29,500	1986 09
Rainham	11,12	1pl7267	M&J Horvath	DB & R Bicker	8-1-215	$30,000	1985 09
Rainham	39	Pl.7267	EMJ Hurst	RE McIntee	8-1-224	$36,000	1987 06
Rainham	37	Pl.7267	P & J Turner	DH & OA MacEachern	8-1-226	$27,450	1987 06
Rainham		Pl.7267	RH Chlow	DL & BI Walker	8-1-234	$33,850	1986 08
Rainham		Pl.7267	DA Richard	JB Naughton	8-1-235	$28,000	1987 06
Rainham	12	1	E&A Tankovics	MD Weadick	8-1-409	$21,500	1985 10
Rainham	12	1	WL & AC Bedell	SR & SA Sirok	8-1-413	$42,000	1986 10
Rainham	12	1	WB & FO Robbins	J&K Dalton	8-1-414	$32,000	1985 11
Rainham	12	1	RK Sands	D&p Stanton	8-1-425	$28,500	1985 10
Rainham	13	1	S & A Gizzie	WA & PG Fletcher	8-1-452	$22,000	1980 08
Rainham	13	1	W. Salmon	JL & EI Cawston	8-1-466	$36,000	1985 07
Rainham	13	1	G & M Reynolds	J & E McCarthy	8-1-466	$28,500	1980 09
Rainham	13	1	W & N Leach	G Maurice & B Poulton	8-1-478	$45,000	1987 06
Rainham	14	1	S & AM Brunaccioni	AE & SR Paine	8-1-487	$28,500	1985 11
Rainham	15	1	RJ & MR Gazley	RH Chlow	8-1-530	$27,500	1985 08
Rainham	16	1	TR & A Teitsma	LD & DL Lint	8-1-539	$42,000	1980 08
Rainham	16	1	LG Hawkes	JD & KIO Grauling	8-1-548	$28,000	1986 07
Rainham	17	1	H & A Jennings	R & M McDonald	8-1-568	$21,000	1980 11
Rainham	17	1	BS & EM August	E & L Haustead	8-1-571	$27,000	1985
Rainham	17	1	BA Young	DJ & M Williams	8-1-581	$30,000	1987 06
Rainham	17	1	BA Young	DJ & M Williams	8-1-581	$30,000	1987 06
Rainham	17	1	EE Smith	DE & MJ Willis	8-1-58510	$36,500	1982 10
Rainham	18	1	S. Ruscinski	HL & DL Brown	8-1-593	$29,500	1985 07
Rainham	18	1	G & S Latta	P & M Brown	8-1-597	$38,500	1983 08
Rainham	18	1	KC Taylor	G Slitter	8-1-599	$29,900	1986 09
Rainham	18	1	AJ Smith	WW & SM Mitchell	8-1-59901	$36,000	1983 09
Rainham	19	1	RE & EJ Baker	RRG & TL Shaver	8-1-603	$32,000	1985 10
Rainham	19	1	PE Petrie	R & EJ Baker	8-1-603	$27,000	1982 10
Rainham	19	1	Demil Bros Ltd	H & G Vanderberg	8-1-604	$32,000	1985 11
Rainham	19	1	J & J Manning	PG & DP Cheeseman	8-1-61801	$49,500	1986 07
Rainham	19	1	GF & EL Tremain	WS & EM Galan	8-1-619	$38,000	1986 06
Rainham	19	1	JS & N Desantis	RF Thomas & SI Kempster	8-1-620	$70,000	1987 06
Rainham	21	1	CWT & DC Smith	LM & SG Jones	8-1-637	$59,500	1986 08
Rainham	21	1	E&L Cardadeiro	P&L Cascagnette	8-1-653	$28,250	1984 08
Rainham	23	1	J & S Brewer	TWM & VL Landry	8-1-668	$32,000	1980 10
Rainham	4	pl 7127	ER & D Robins	MA Coulson	8-1-683	$20,000	1985 10
Rainham	23	1	SK Mocon	SG Turner	8-1-694	$28,969	1985 10
Rainham	25	1	RA & DG Granby	AC & M Jemison	8-1-699	$26,500	1984 09
Rainham	25	1	W & EE Hauen	CF & SE Little	8-1-701	$52,900	1987 06

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Rainham	25	1	SJ & LJ Winkiewicz	RH & DJ King	8-1-702	$25,000	1980 09
Rainham	25	1	RC & LA Fletcher	JE Cochrane	8-1-703	$62,400	1986 10
Rainham	25	1	GW & JG Marlatt	JE Cochrane	8-1-703	$38,750	1982 06
Rainham	18	1	WR & SR Neal	BCG Fournier	8-1-773	$65,000	1986 11
Rainham	18	1	E R Frame	GW & PA Smith	8-1-775	$39,000	1985 09
Rainham	11	2	CO Daley	MA MacDonald	8-1-795	$35,000	1983 10
Rainham	12	2	CL Smelser	GL & JR Hill	8-1-8004	$62,000	1985 10
Rainham	20	2	JR Fletcher	MJ & M Cowie	8-1-832	$60,000	1986 06
Rainham	16	4	T Hartwick	RL & NA Potts	8-1-892	$59,500	1985 09
Rainham	2	1	ME Radford	J&J Kazemekas	8-2-038	$32,000	1985 07
Rainham	2		ME Smith	JL Richardson	8-2-041	$60,000	1986 08
Rainham	4	1	MH Croft	AP Sherman & DB Eizans	8-2-050	$32,000	1983 08
Rainham	4	1	J E Buzza	R K Sands	8-2-054	$51,000	1985 10
Rainham	4	1	ASF & ME Walker	BJ & EM Willem	8-2-056	$44,000	1985 07
Rainham	4/5	1	H Miller	G & S Copps	8-2-098	$36,000	1983 11
Rainham	5	1	K Kernaghan	DA Smith	8-2-117	$64,000	1987 06
Rainham	5	1	RW & CA Adams	AG & LI Small	8-2-118	$28,900	1985 06
Rainham	5	1	S & J Smith	C Arnold - Windich	8-2-122	$49,000	1985 09
Rainham	5	1	R Richardson	RJ & LT Brewer	8-2-126	$67,000	1986 07
Rainham	5	1	AE & MA McDomald	JD Kipp	8-2-134	$28,500	1985 07
Rainham	6	1	SL Trembley	BR & RP Bennett	8-2-172	$20,500	1985 06
Rainham	8	1	S & A Bilan	L Carbone, P Mastroianni	8-2-224	$42,000	1987 06
Rainham	8	1	D Coombs	UM McKenzie & VL Lambie	8-2-229	$23,000	1985 08
Rainham	8	1	Bank of Montreal	S & F Penfold	8-2-246	$175,000	1980 11
Rainham	8	1	SP & FD Penfold	A & L Fontana	8-2-253	$20,000	1984 08
Rainham	10	1	SP & FD Penfold	A&L Fontano	8-2-253	$20,000	1984 08
Rainham	1	2	D & D Fehrman	JW & ME Louden	8-2-268	$38,000	1983 11
Rainham	8	1	B & JE Alderson	N & M Stanislawczyk	8-2-272	$21,500	1983 11
Rainham	8	1	EA Taylor	JR & C Lamb	8-2-308	$24,000	1984 08
Rainham	8	1	FGL McLellan & ML Noseworthy	L Miclen	8-2-309	$34,500	1986 06
Rainham	8	1	J&D Hahn	FG McLellan & ML Noseworthy	8-2-309	$20,000	1983 09
Rainham	9	1	L & N Hayward	DF & MM Burden	8-2-325	$24,000	1986 07
Rainham	9	1	G & E Jones	GC & HD Higgerty	8-2-333	$38,000	1986 10
Rainham	9	1	LW & OI Cope	FR & MC Wissenz	8-2-334	$35,000	1985 09
Rainham	9	1	W & S Noble	CA Hazell	8-2-335	$34,000	1986 06
Rainham	9	1	RJ & VA Sebrosky	BR & KB Gaylord	8-2-352	$27,000	1983 11
Rainham	9	1	G B Broome	J E Parrish	8-2-368	$25,000	1985 09
Rainham	9	1	T Micello	AJ Pardiac & PD Wardell	8-2-378	$26,000	1987 06
Rainham	9	1	A Kiesiynas	A Kreslus	8-2-386	$25,000	1986 07
Rainham	9	1	A & A Bellcuz	S Cracchiolo	8-2-428	$31,000	1986 10
Rainham	8	1	MM Kindy (Est.)	Kindy (D.) & Sons Ltd.	8-2-483	$20,000	1986 10
Rainham	2	2	JW & GL Hunter	GR & DG Bryer	8-2-555	$48,000	1985 06
Rainham	8	2	RE & JP Simmonds	CO & HM Daley	8-2-57310	$57,500	1983 10

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TOWNSHIP	LOT	CON	VENDOR	PURCHASER	ROLL#	PRICE	DATE
Rainham	5	4	T & M Mitchell	KMA & SM Gee	8-3-011	$52,000	1980 07
Rainham	7/8	4	HE & MK Harris	KR & SB Jackson	8-3-024	$105,000	1986 06
Rainham	6	5	WO Weiderick (Estate)	MO Schweyer & PL Wardell	8-3-116	$32,000	1987 06
Rainham	6	5	EN Otterman	WR Loclie	8-3-118	$23,000	1986 06
Rainham	7	5	WL & Y Porter	C & D Schaeffer	8-3-13401	$33,500	1983 11
Rainham	7	5	C & D Schaeffer	VM & BR Wilson	8-3-13410	$52,000	1987 06
Rainham	7	5	RJ VanBenthem	J&S Little	8-3-137	$44,500	1985 11
Rainham	7	5	RP Otterman	LR & IJ Bottenfield	8-3-142	$56,000	1986 08
Rainham	7	5	M. Gifford	HM Murphy	8-3-144	$23,000	1986-11
Rainham	7	5	E Shier (Est.)	JA Culver & JS Nagel	8-3-148	$58,000	1986 10
Rainham	7	5	RS & J Linton	KG & CM Everets	8-3-150	$57,500	1984 06
Rainham	7	5	DM Thompson	WF & MA Blake	8-3-151	$75,000	1985 11
Rainham	6	5	MI Batcher, exec.	AG & WJ Eastes	8-3-177	$53,000	1983 10
Rainham	6	5	P & L Wolf	S & S Otterman	8-3-17910	$62,000	1980 07
Rainham	8	6	GR Michel	JFF & EH Young	8-3-20030	$44,000	1985 08
Rainham	1	6	DM Rutherford	BA Moerschfelder	8-4-00120	$80,000	1986 10
Rainham	6	7	RM & LM Ryder	M Van Dalen	8-4-02250	$26,000	1986 06
Rainham	8	7	FM & RM Nie	WM & J Longley	8-4-02350	$90,000	1987 06
Rainham	3	7	DK & LM Glover	GE Knowles	8-4-02710	$60,000	1985 07
Rainham	1	8	LB Eady	BV Anderson	8-4-046	$55,000	1986 06
Rainham	1	8	D. Nykamp	LE & DL Bigelow	8-4-048	$60,000	1984 06
Rainham	1	8	RW & MI Hanson	RJ & LR Shoup	8-4-053	$53,000	1985 08
Rainham	2	8	LB & BAM Eady	GD & DL Hanley	8-4-06005	$108,900	1987 06
Seneca	11	Range 1	Cdn. National Railway	JR & RI Shields	1-1-01550	$53,000	1986 07
Seneca	11		EM Miller	MA & PJ Simpson	1-1-033	$48,500	1986 08
Seneca	11		PA & S Manning	IJH Hastings & AG Lucas	1-1-03401	$72,000	1986 09
Seneca	11	-	KD Cummings & BJ Dennis	MJ & SA Donavan	1-2-011	$57,000	1985 08
Seneca	11		Wright Williams Realty	JS & PA Thompson	1-2-023	$59,000	1987 06
Seneca	11		DA Lang (Estate)	WR Slack	2-003	$42,000	1983 06
Seneca			Farm Credit Corp.	Holsatia Farms Ltd.(Werner Wegner)	2-067	$105,000	1984 11
Seneca	12	6	Income Trust Co.	JR & CR Thorne	2-069	$30,000	1982 06
Seneca	9	1	WJ & B Harris	CA Sherman	2-1-017	$74,000	1986 09
Seneca	9	1	D Harris	WJ Harris & B McCauley	2-1-017	$70,000	1980 11
Seneca	8	1	F Musitano	D & L Dobson	2-1-040	$85,000	1983 08
Seneca	12	3	RE Downie	J & DR Jarvie	2-1-11980	$93,900	1986 06
Seneca	8/9	3	Tomlinson Farms	NA Hartley	2-1-136/7	$122,000	1984 09
Seneca	13	3	C & L Angold	W Butner	2-1-148	$67,500	1980 09
Seneca	13	3	W & D Johnston	G & L Woychenko	2-1-150	$75,000	1980 10
Seneca	3&10	0	JR & LJ Dumais	DP & RF Snodgrass	2-3-036	$75,000	1985 11
Seneca	1/23	Pl. 216	GW & LG Lusk	DH & PM Buchanan	2-3-065	$41,900	1983 09
Seneca			K & S Berry	L & V Veber	2-3-08510	$136,000	1986 09
Seneca	15	1	JP & NG Martindale	ST & M Mark	2-3-097	$84,500	1985 09
Seneca	15	Front R	BO & BG Young	RG & TM Duncan	2-3-099	$92,000	1985 11

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TABLE 7

RESIDENTIAL PROPERTIES WITH CLASS CODE "RU"
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TOWNSHIP	LOT	CON	VENDOR	PURCHASER	ROLL#	PRICE	DATE
Seneca	18		EC Gowland	DE & LD Searles	2-3-10150	$140,000	1986 11
Seneca	18		VL McCarthy	WL Thompson	2-3-119	$165,000	1986 06
Seneca	18		KB Paulin	VL McCarthu	2-3-119	$134,000	1982 10
Seneca			RP & A Neupert	DH & BE Lidstone	2-3-13450	$130,000	1986 06
Seneca			KE & SM Colwell	A Peale	2-3-14220	$107,000	1987 06
Seneca			AE & JP Fox	R & A Zandberg	2-3-15460	$25,000	1985 06
Seneca	0	0	EM Fox	GR & LE Greenless	2-3-15470	$24,900	1985 07
Seneca			A & G Tigchelaar	BA & FA Guest	2-3-15510	$157,000	1987 06
Seneca			LL Atkinson	MC & PL Crawford	2-3-172	$67,000	1986 08
Seneca	-	-	J&A Brinker Woodruff	N & RJ Prudhomme	2-3-173	$68,900	1985 11
Seneca	-	-	J Woodruff & A Brinkes	DB & ME Currie	2-3-17310	$24,000	1985 11
Seneca			A Caero	CJ Walker	2-3-17340	$40,000	1987 06
Seneca			VL McCarthy	G Rich & E Mar	2-3-182	$118,000	1982 10
Seneca			F & M Aquino	VL McCarthy	2-3-182	$120,000	1980 10
Seneca	0	0	S&A Karnas	JG & G Cyr	2-3-18850	$165,000	1986 07
Seneca	24	1	A Calligaro	SA & SM Rogers	2-3-195	$49,000	1986 11
Seneca	24	1	RA Whittaker	JM Gillespie	2-3-196	$28,500	1985 08
Seneca	8	4	D & MC Dixon	ML Brenzil	2-4-00520	$80,500	1985 11
Seneca	12	4	H. Slack	J. Oslam	2-4-014	$195,000	1985 08
Seneca	12	4	DN & CL Moerschfelder	BM & JP & D Versluis	2-4-019	$70,000	1986 07
Seneca	12	4	NJ & LJ Moerschfelder	DN & CL Moerschfelder	2-4-019	$58,000	1985 06
Seneca	12	4	NJ & LJ Moeschfelder	DN & CL Moerschfelder	2-4-019	$58,000	1985 06
Seneca	12	4	NJ & KH & LS Moerschfelder	HJ Hackenberg & SM Parsons	2-4-019	$50,000	1985 06
Seneca	13	4	A & C Bowcock	L Pinter	2-4-02150	$65,000	1980 08
Seneca	13	4	A & D Spuir	A & D Krajcir	2-4-02160	$90,000	1986 08
Seneca	13	4	Montroyal Construction Ltd.	DG Webb & C Konior	2-4-02820	$99,900	1986 10
Seneca	13	4	R & N Robinson	F & AE Cucullo	2-4-02840	$121,275	1987 06
Seneca	13	4	Montroyal Construction Inc.	R & N Robinson	2-4-02840	$99,900	1986 10
Seneca	13	4	RB Lynes	CA & PL Vent	2-4-029	$58,000	1986 07
Seneca	15	4	BJ & JA Meronyk	PL Porkistl	2-4-031	$59,000	1986 08
Seneca	15	4	CB Parker	BJ & JA Meronyk	2-4-031	$43,500	1985 11
Seneca	19	4	L & G Stanziani & S & C Scattolon	H & E Perry	2-4-051	$32,000	1982 06
Seneca	13	5	WR & MK King	D & CA Stojkovic	2-4-09910	$90,000	1986 10
Seneca	13	5	CM & GM Fletcher	MJ Whinton	2-4-09910	$58,400	1980 10
Seneca	1		JW & A Zimmerman	BR & TA Laidman	2-4-102	$106,500	1986 09
Seneca	1	0	GS & LE Lightle	T&S Hysert	2-4-104	$86,000	1985 08
Seneca	1		CH & J Freeman	GS & LE Lightle	2-4-104	$76,500	1980 10
Seneca	1	Range E	C A Williams	HJ & A Nobel	2-4-105	$76,000	1985 07
Seneca	1		JA & CR Ferguson	P & M Hrstic	2-4-10572	$147,000	1987 06
Seneca	1	Range	ME Servos	DL & SC Inlster	2-4-10575	$22,000	1985 06
Seneca	1	Range	AW & SL Jones	RA & LN Petty	2-4-10610	$120,000	1986 06
Seneca	3	1	M J Romanowitch	W C Stark & C A Giant	2-4-14050	$61,000	1985-11
Seneca	13	4	CIPC Mortgage Corp.	LG & AB Booler	2-4-21[illegible]50	$57,000	1983 06

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TOWNSHIP	LOT	CON	VENDOR	PURCHASER	ROLL#	PRICE	DATE
Seneca	3	Range 1	NI Howley	KE & SM Colwell	2-5113	$40.000	1985 11
Seneca	7	Range 1	DWS & LM Lane	RA Brown	2-5-024	$39,000	1985 08
Seneca	12	1	A Boyarski	RG & VJ Marcoux	2-5-03050	$38,000	1987 06
Seneca	5	Range 1	B & I Farrelly	PJ & NE Bell	2-5-106	$70,000	1986 10
Seneca	2	Range 1	EM Fletcher	R & M Svilas	2-5-122	$80.000	1986 08
Seneca	1		JE Smuck	PH & VJ Maylott	2-5-128	$77,000	1986 09
Seneca	2	Range 1	A & A Zizza	CP & FL Connor	2-5-13810	$87,000	1985 07
Seneca	7		RI & MV Barker	RJ & MJ Sott	2-5-154	$75,000	1986 07
Seneca	3	Pl.86	Three Brothers Properties	663947 Ontario Ltd.	2-5-15950	$120,000	1986 08
Seneca	5	Pl.5303	Slack Transport Ltd.	MA & R Seymore	2-5-172	$28,750	1980 08
Seneca	5	Pl.90	Bruzzese Construction	B & M Clements	2-5-18210	$86.500	1983 11
Seneca	0	0	465624 Ontario Ltd.	RE & DM Breen	2-5-18214	$76,900	1985 06
Seneca	10	P90	Chridon Homes Ltd	J&D Howatt	2-5-18220	$78,995	1985 10
Seneca	1	Pl. 93	Avian Investments & Hald.Bldg.Prod.	S & J Elzinga	2-5-18224	$25,000	1983 09
Seneca	2	p 93	465624 Ontario Ltd.	J&J O'Toole	2-5-18226	$111,850	1985 10
Seneca	4	Pl.93	Chrisdon Homes Inc.	J & V Petruccelli	2-5-18230	$38,900	1986 11
Seneca	8	p 93	H. Baxter	JF Dancey	2-5-18238	$120,000	1985 11
Seneca	13	pl 93	Tuste Const.	JE & S Ophoven	2-5-18248	$165,350	1985 07
Seneca	17	pl 93	Tuste Construction Ltd.	M&H Hall	2-5-18256	$117,000	1985 10
Seneca	22	Pl 93	Avian Inv & Haldimand BLdg Prods	DG McLean & RC Dosman	2-5-18266	$79,895	1985 09
Seneca	24	pl 93	465624 Ontario Ltd.	DD & FL Skidmore	2-5-18270	$97,900	1985 07
Seneca	27	pl 93	H. Baxter	P&L Wolf	2-5-18276	$116,000	1985 10
Seneca	14	Pl.100	Chrisdon Homes Ltd.	RJ & IL Robichaud	2-5-18278	$94,900	1986 07
Seneca	16	Pl.100	Chrisdon Homes Inc.	RE & HM Lane	2-5-18282	$99,600	1986 08
Seneca	16	Pl.100	Hald.Bldg.Products & Avian Invest.	Chrisdon Homes	2-5-18282	$20.000	1986 08
Seneca	18	Pl.101	Chrisdon Homes Inc.	D & E Dungey	2-5-18286	$101,575	1986 11
Seneca	8	Pl.100	Chrisdon Homes Inc.	MB & HM Yachtiw	2-5-18316	$97,900	1986 08
Seneca	8	Pl.100	Hald.Bldg.Products & Avian Invest.	Chrisdon Homes	2-5-18316	$20,000	1986 08
Seneca	26	Pl.101	WC & CA Lindsay	Donald Plouffe Ltd.	2-5-18508	$115,000	1987 06
Seneca	7	Pl.101	Chrisdon Homes Inc.	S & L Jusdanis	2-5-18524	$91,050	1986 10
Seneca	10	Pl.101	Chrisdon Homes Inc.	SJ & KR Fenton	2-5-18550	$89,900	1986 11
Seneca	11	Pl. 101	Chrisdon Homes Inc.	R & CA Hanisch	2-5-18552	$93,900	1986 10
Seneca	14	Pl.101	Chrisdon Homes Ltd.	JA Forsyth	2-5-18558	$96,900	1986 11
Seneca	15	101	Chrisdon Homes Inc.	PJ & JM Barrett	2-5-18560	$87,900	1986 11
Seneca		BF/1	J & G Bain	G & M Bain	2-5-197	$66,000	1980 10
Seneca			RE & CE Black	JR Prentiss & WV Weir	2-5-200	$115,000	1987 06
Seneca	4	Range 3	HJ & LM Kruis	C & S hutten	2-5-21150	$106,000	1986 07
Seneca	18	P63	DF & LC Quinn	R P Radzici	2-5-215	$40,000	1985 08
Seneca	16	pl 63	RT & PA Scott	RW & M Swing	2-5-217	$65,000	1985 08
Seneca	16	pl 65	RW Stirling	JP & ML Steele	2-5-24110	$144,500	1985 09
Seneca	17	Pl.65	A Torkelson	DJ German & EM Hawie	2-5-24120	$148,500	1986 10
Seneca	2	Range 1	WW & VP Smith	RG & LS Brydges	2-5-24720	$96,114	1986 06
Seneca	2	Range 1	LFA Garner	DCJ & F Daley	2-5-24810	$93,000	1985 11

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TOWNSHIP	LOT	CON	VENDOR	PURCHASER	ROLL#	PRICE	DATE
Seneca	2		RW & EM Guyatt	RM & DJ Swing	2-5-249	$64,000	1980 07
Seneca	2		V I Petroleum Ltd.	B & N Yallup	2-5-25102	$24,000	1980 11
Seneca	2	Range 1	J Woodruff & A Brinker	EL & SM Stokes	2-5-256	$47,000	1987 06
Seneca	16	1	CR Butter	SA Baldwin	2-5-26380	$22,000	1982 06
Seneca	2	P65	D & E Cree	E R & HA Lee	2-5-277	$130,000	1986-11
Seneca	11	W.N.T.	GE & JM Coles	RW & LM Oliver	3-041-01	$78,000	1981 06
Seneca	9&10	pl 216	DA Dangborn	MA & VE Lee	3-046	$69,000	1984 11
Seneca	7&8	pl 216	Ham-Went.Credit Union Ltd.	RJ Hart	3-090-20	$46,500	1983 08
Seneca			MJ Armstrong	JE Sutor	3-093	$32,000	1982 09
Seneca	0	0	K. Childs	B. Jones	3-154-10	$21,118	1981 08
Seneca	18	3	JM & HG Los	T & PD Los	3-15-50	$75,000	1983 07
Seneca	1		RJ Smith	N & CA Booi	3-172-50	$70,000	1982 09
Seneca			DJ & D Factor	B & M Cadieux	3-173-90	$72,000	1983 06
Seneca			MI Thompson	WG & ML Webb	3-180	$70,500	1982 07
Seneca	24	Riv.Ran	M Jones	RE & J Hagan	3-191	$61,000	1983 08
Seneca	18	4	JS & RJ Kerr	JT & ML McPhee	4-036	$35,000	1983 07
Seneca	19	4	G & A Misic	P & D Giddings	4-038	$27,900	1980 02
Seneca	12	5	ME Christie or Gawley	A & A Algera	4-067	$58,000	1983 07
Seneca	13	1	EF Miles	LO & SK Miles	5-032	$25,000	1981 11
Seneca	11		JF & MJ Wickett	M. Smith	5-175	$55,000	1982 10
Seneca	11	Range 1	Tuite Construction Ltd.	374068 Ontario Ltd.	5-175	$200,000	1980 02
Seneca	12	pl 93	Avian Investments & Haldimand Bldg.	RS & NA Dastal	5-182-46	$33,000	1983 06
Seneca	15	pl 93	Avian Invest.Ltd.&Hald-Bldg.Prodcts	DJ & AM Nita	5-182-52	$90,000	1983 07
Seneca	16	pl 93	Avian Inv.Ltd. & Hald.Bldg. Prod.	AE & JE Trimble	5-182-54	$90,000	1983 07
Seneca	26	pl 93	Avian Investments & Hald.Bldg.Prod.	J & JE Tuffner	5-182-74	$85,500	1983 07
Seneca	2	1	J & G Tune	IJ & SA Setzkorn	5-250	$55,000	1980 05
Seneca	2	0	M Dubczonek	D & A Popovich	5-256	$57,500	1982 06
Seneca	17	1	W & DA Morrell	MA & NMG Prinsthal	5-264	$120,000	1981 11
Seneca	18	1	J.W. Urie	Glenrio Financing Ltd.	5-270	$20,000	1982 06
Seneca	18	1	JA & DJ Caldwell	JI Mathers	5-271	$60,000	1982 07
Seneca	3	pl 65	K & C Christensen	RR & CE Lawry	5-277-50	$90,000	1983 06
Seneca	3	pl 65	E. Saunders	S & J Jones	5-278	$83,500	1980 02
Seneca	5	pl 65	OM Hansen	JV & JV Russel	5-279	$60,000	1982 08
Seneca	3	Range 3	P&E Galligan	RG & S White	5-289	$89,000	1983 08
Seneca	15	4	R & JG Holland	CL Hare & MM Topolinski	7-1-083	$93,500	1987 06
Seneca	17	7	M Grynewald	Coulter Project Management Ltd.	7-2-137	$35,000	1985 10
Seneca	15	7	CD Canterbury	D & GA MacIntosh	7-2-218	$29,000	1987 06
Seneca	4	P1.90	Bruzzese Construction	E & W Saari	8-1-025	$75,000	1982 06
South Cayuga	24	3	SJ & CJ Lukacs	GE Nagel & LE Pla	1-024	$50,000	1980 02
South Cayuga	9	4	M. Sarkotic	G&J Ablaka	2-010	$26,000	1984 11
South Cayuga	8	5	SA Van Soelen Jr.	A & m Cacilhas	2-036	$72,500	1980 02
South Cayuga	14	7	VM & DM Kriter	BW & BL Mino	2-095	$30,000	1982 07
South Cayuga	16	7	F. Whitehouse	E. Powers	2-173/4	$20,000	1983 06

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TOWNSHIP	LOT	CON	VENDOR	PURCHASER	ROLL#	PRICE	DATE
South Cayuga	16	7	TG Heslop	MG Webber	2-182	$48,000	1981 08
South Cayuga	14	7	D. Killman	WJ & A Epplett	2-233	$23,000	1981 06
South Cayuga	14	7	LM Chambers	AJ & SL Silverthorne	2-236	$20,000	1983 08
South Cayuga	9	6	CB & A Rittenhouse	JH Spry	2-74	$45,000	1982 10
South Cayuga	26	3	M & BA Reeve-Newson	PD & BE Irvine	7-1-007	$45,500	1985 09
South Cayuga	26	3	E & ED King	M & M Semkowicz	7-1-009	$37,500	1986 08
South Cayuga	13	5	LW & AM Dilse	JL & PD White	7-1-103	$62,000	1985 11
South Cayuga	21	5	Marhu LTd.	JF & RW McQuillan	7-1-116	$47,000	1986 06
South Cayuga	19	5	BO Whaltham	TW & JM Meadows	7-1-118	$52,000	1986 07
South Cayuga	19	5	GW Hoffman	RF Leinen & MJ McBride	7-1-119	$58,500	1986 08
South Cayuga	9	4	JO Hayles	JS Sukkel	7-2-007	$72,000	1986 07
South Cayuga	9	4	G & J Ablaka	VA Simecek & DL Vrba	7-2-010	$39,500	1986 09
South Cayuga	9	4	LC & IF Forster	TW & SAA Adams	7-2-011	$42,000	1985 09
South Cayuga	25	6	GD & JE Shurr	KD & GJ Shurr	7-2-037	$30,000	1985 06
South Cayuga	16&17	7	PK DeKlesk	P Drynan	7-2-08315	$97,000	1986 07
South Cayuga	16&17	7	P & L Wolf	PK Bos	7-2-08315	$90,000	1985 10
South Cayuga	16	7	E & LL Lilleste	MJ & EJ Jungas	7-2-08320	$90,000	1986 06
South Cayuga	18	7	D & RA Slavinskas	PJ & BL Mater	7-2-106	$42,000	1986 06
South Cayuga	17	7	LW & JF Allison	J Wazni	7-2-120	$25,000	1986 06
South Cayuga	17	7	J & R McIntosh	BA King	7-2-158	$39,000	1986 08
South Cayuga	16	7	GJ Stewart (Est.)	ME & SE Smith	7-2-172	$23,500	1987 06
South Cayuga	16	7	V Balogh	DJ & E Matier	7-2-184	$43,500	1986 08
South Cayuga	16	7	WL Fulker	SG & S Cooper	7-2-193	$24,300	1983 09
South Cayuga	15	7	M Curran	W King	7-2-21505	$20,000	1980 09
South Cayuga	15	7	M Micklewaite	PO & CM Pinnance	7-2-221	$97,500	1986 09
South Cayuga	15	7	J.W. & N.R. Danton	R.S. & E.A.Eldridge	7-2-223	$40,000	1985-07
South Cayuga	13,14	0	R Eckhardt	A & AG Lohr	7-2-239	$35,000	1983 06
Vil of York	11-13	P1.216	A Martindale	V Giordano	2-3-057	$45,900	1984 09
Vil of York	4	P1.216	E & M Houison	R Harrison & E Harding	2-3-073	$69,900	1986 06
Vil of York	6/7	P1.216	LJ Clappison	RE & LL Spence	2-3-075	$120,000	1987 06
Vil of York	8/9	P1.216	GD & EH Majkut	PL & FJ Lepre	2-3-07510	$88,000	1986 06
Vil of York	3	pl 216	RL & CM Sanders	KD & SB Nichols	2-3-103	$48,000	1985 10
Vil of York	3	P1. 216	CD Brown	WK & MC MacInnis	2-3-103	$32,500	1980 10
Vil of York	6&7	pl 216	NJ & EM Anthony	EL & EM Adams	3-064	$47,900	1981 10
Vil of York	3-5		N&K Fenyussi	BP & KA Burns	3-067-50	$61,500	1982 07

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Morehouse Economic Planning Consultants

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TOWNSHIP	LOT	CON	VENDOR	PURCHASER	ROLL#	PRICE	DATE
Caledonia	3	pl 82	B Blackman	AD & LJ Lyall	1-007-4	$16,000	1982 11
Caledonia	35	pl 82	Tuite Construction Ltd.	A Nash	1-008-42	$15,000	1982 11
Caledonia	33	Pl 82	KL & DM Young	WJ & LP Peltz	1-1-00838	$21,500	1985 06
Caledonia	17,18	p2224	V&B Graham	Slack Lumber & Supplies	1-2-23350	$14,000	1983 09
Caledonia	8	P1.83	RW & BL Curliss	GS & MW Wozny	1-3-02635	$41,000	1986 08
Caledonia	29-31	P1.51	C Scheyderberg	DL Jessome	1-4-067	$38,000	1986 10
Caledonia	29-31	P1.51	JA Brenzil	C Schneydenberg	1-4-067	$32,500	1986 10
Caledonia	2		C Pettigrew	GR Legere	1-5-054	$27,000	1980 10
Caledonia	13		GM Westover, Exec.	DC Peirson	1-5-156	$15,000	1982 06
Caledonia	85	p 74	E & L Cardadeiro	T Steenhof Estates Ltd.	1-6-00504	$7,501	1982 07
Caledonia	89	Plan 74	RJ & PA Chernesky	PA Chernesky	1-6-00512	$16,500	1982 10
Caledonia	32	pl 75	Grisenthwarts-Kanuka	Henco	1-6-01354	$16,500	1985 11
Caledonia			J & A Spisak	J & A Spisak	1-6-07992	$19,000	1986 09
Caledonia	1&2		J Phillip	RC & DB & JM Aitchison	1-9-002	$2,500	1985 06
Caledonia	6	0	Packham	TJ DeWilt	1-9-02250	$10,100	1985 08
Caledonia	0	0	L & A Bunnage	C. Allen	2-020	$9,000	1981 07
Caledonia	8	pl 83	J K Lamb	D. Brenzil	3-026-35	$17,000	1981 11
Caledonia	8	pl 51	N. Shaver	Etherden Masonry Ltd.	4-045	$17,000	1983 10
Caledonia	A		EA Hansrigan	DE & SJ Anderson	5-036	$17,000	1983 07
Caledonia	85	pl 74	G. Hyslop Inc.	E & L Cardadeiro	6-005-04	$15,000	1982 07
Caledonia	56	pl 75	M. Ladun	D & C Muir	6-013-22	$16,000	1981 04
Caledonia	60	pl 75	M Ladun	Hiljoy Homes Ltd.	6-013-38	$17,500	1983 08
Caledonia	61	pl 75	M. Ladun	Hiljay Homes Ltd.	6-013-40	$14,500	1983 07
Caledonia	7		E. Cowan	M. Crossman	7-061	$18,000	1982 08
Cayuga	14		EM Filsinger	WA & DJ Johnston	1-043	$16,000	1983 09
Cayuga	4		FM & EA Tupper	S & B Warner	1-137	$11,000	1983 08
Cayuga	1&2	0	FMS DeLahaye	J&T VanReenen	2-178	$45,000	1981 11
Cayuga	7		HW & VM Lidstone	CWG & VS McCuen	5-2-031	$16,500	1985 09
Cayuga	19	2	PW & PJ Kavanagh	WP & JA Mackey	5-4-02250	$22,000	1983 09
Cayuga	9	3	K Kaspersetz	RE&JA Komejan	5-4-05550	$10,900	1985-08
Cayuga	1	0	J & H Folville	W&LP Hodgson	6-1-001	$10,000	1985 08
Cayuga	4	pl 50	P Van Wyngaarden	R Langeraap	6-1-00546	$6,000	1985 10
Cayuga	1		SM Mozes	J Bakker	6-1-00606	$10,000	1986 11
Cayuga	1		SM Mozes	S Lint	6-1-00650	$10,000	1986 11
Cayuga	1		JM Armstrong	SM Mozes	6-1-00650	$29,000	1986 10
Cayuga	16-19		J Bottinga	Haldimand-Norfolk Profit Housing	6-1-06040	$40,000	1986 10
Cayuga	2		MW Moodie	DG & BA Cowan	6-1-13050	$18,000	1987 06
Cayuga	19	P1.76	J Bottinger	DG Cowan	6-1-14120	$21,500	1986 10
Cayuga	6	P1. 75	DG & BA Cowan	TK & JE Mathews	6-1-16012	$28,000	1987 06
Cayuga	15/16		J Edelman	LP Thibideau	6-2-026	$12,500	1980 06
Cayuga	17/18		CF Anderson (Est.)	A & JP Edelman	6-2-02650	$9,000	1986 11
Cayuga	5		W Farzari	GD McNeil &PK Bernyak & S Kendziski	6-2-06820	$17,000	1986 06
Cayuga	11/12		GM Smith (Est.)	P & M Stravato	6-2-071	$18,000	1986 11

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TOWNSHIP	LOT	CON	VENDOR	PURCHASER	ROLL#	PRICE	DATE
Cayuga	1&2		J & T Vanbeenen	RD & EC Gowland	6-2-178	$28,000	1986 08
Cayuga	1-4	-	DV Adkinson	AF & SV DeAngelis	6-2-18050	$11,000	1985 10
Cayuga	13,14	0	GD & JL Drinkwater	F. Taylor	6-2-60	$10,000	1984 06
Cayuga	17	7	IV Stagg	JM Smith	7-2-143/4	$2,500	1983 10
Cayuga	15	7	JA & KC Allen	BH Kim	7-2-212-10	$28,000	1984 10
Hagersville	14	p905 b 8	A & J Moffatt	ME & LK Moffatt	2-046	$16,000	1981 07
Hagersville	5	b2p905	C Rigo	L Dimitry	4-1-004-50	$5,500	1984 10
Hagersville	6&7	Pl.905	AL & HA Waters	B & D Dokic	4-1-040	$17,000	1986 11
Hagersville	4	b4p905	MPJ & AF Philpott	AR & CA Richard	4-1-060	$59,000	1986 07
Hagersville	5 & 9	Pl.905	LM Reeder	RD Reeder	4-2-024	$12,000	1986 08
Hagersville	2	Pl.905	RB & BA Ball	BA Ball	4-3-107	$6,000	1986 06
Hagersville	8	b29p905	M Caldwell	G Best	4-3-30	$8,000	1984 07
Hagersville	7	Plan905	SL Douglas	I Blomkvist	4-4-033	$16,000	1982 06
Hagersville	3	Plan905	OVL Brown	M Meyer	4-4-245	$15,000	1980 06
Hagersville	2&3	Plan905	E Wilkins	OVL Brown	4-4-245	$1,500	1980 06
Hagersville	7	Pl.905	Canada Mortgage & Housing	JV Train & VJ Martin	4-4-269	$19,500	1986 06
Hagersville	6/7	Pl.4392	KF Spratt	CR & JE Sitter	4-4-427	$28,000	1986 09
Hagersville	12	Plan905	GD Winger	PA & DM Rawcliffe	4-5-025	$8,000	1980 06
Hagersville	39/40	Pl.4392	CL Dishbe	ME Smith	4-5-140	$20,000	1983 11
Hagersville	12	pl 905	BJ & A Collings	G. Sardine	4-5-96-50	$10,000	1984 06
Hagersville	28	pl 56	Haldimand Bldg. Prod.	JE Almas	4-6-40-28	$16,500	1984 08
Hagersville	9	p905 b 1	NE Thomas	WM & M Henderson	5-022	$18,000	1981 07
Indiana	9/113		DS Robinson	DM Norlock	2-2-06550	$24,000	1986 10
N Cayuga	22	0	G E Bott	L Kosky	5-2-082	$17,500	1985 09
North Cayuga	37	1	KL Matheson	JM Mehlenbacher	5-1-16280	$33,000	1987 06
North Cayuga	7/9		JED Yates	LM Jones	5-2-029	$10,000	1986 10
North Cayuga	7/9		CL Yates	DJ Jones	5-2-03150	$15,000	1986 10
North Cayuga	25	1	FA & J Barker	EG Skinner	5-3-09710	$5,000	1986 10
North Cayuga	30/3		L Skreitulis & L Jansons	MWR O'Hara	5-3-12150	$12,500	1986 10
North Cayuga	4	pl 71	G & CL Diskke	D Goloviznins	5-4-09060	$20,000	1985 08
North Cayuga	7	Pl.71	AJ & LS Vandehei	D & LI Hymmen	5-4-09090	$20,500	1986 08
North Cayuga	6	0	GP & JE Marmoreo	WC & LK Hart	5-4-09520	$20,500	1983 10
North Cayuga	12	1	M & O Popovich	C Lazar & F Roach	5-5-033	$12,000	1987 06
N. Cayuga	31	2	H.M.Slimon	Shadowfax Racing Inc.	5-2-042	$28,500	1985 08
Oneida	55	1	S Herman & R Makins	RJ & LR Shoup	1-027-70	$11,000	1983 10
Oneida	47&48	5	JR Anderson	CW & RH Boekee	3-062-4	$15,000	1983 07
Oneida	21	Range	BM & TE Emslie	BM & SL Emslie	3-2-073	$15,376	1985 11
Oneida	48	5 & 6	L Doyle	JR Anderson	3-3-062	$14,000	1980 09
Oneida	45	5 & 6	A Meyer	D & C Soules	3-3-08920	$20,900	1986 08
Oneida	8	Pl.95	CD & B Patterson	Hiljay Homes Ltd.	3-4-04416	$23,000	1986 09
Oneida	8	pl 95	Three Brothers Properties	CD & BJ Patterson	3-4-04416	$21,000	1985 06
Oneida	8	Pl.1049	SR Troubridge	JG & CA Oleksuik	3-4-07710	$30,000	1986 09
Oneida	6		NL Moffat & MA Couture	NL Moffat	3-4-100	$9,000	1987 06

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TOWNSHIP	LOT	CON	VENDOR	PURCHASER	ROLL#	PRICE	DATE
Oneida	1to26		GJC McMaster	McCal Corp.	3-4-105	$47,000	1986 06
Oneida			ME Anderson	G & CM Mackiewicz	3-5-01550	$31,500	1987 06
Rainham	3	pl 9156	RL Easton	RG & DK Fanjoy	1-046	$13,500	1980 02
Rainham	20	pl 9156	E. Miller	T & V Catherwood	1-100	$10,000	1983 08
Rainham	6	pl 7483	F & V Ajandi	K Peters	1-128	$12,500	1980 01
Rainham	14	1	A. Forsythe	DG & RL Forsythe	1-491	$14,000	1983 10
Rainham	14	1	A&R Murray	EF & WJ Sykes	1-492	$15,000	1981 07
Rainham	18	1	D. Wadel	LM Mate	1-779	$12,500	1982 10
Rainham	35	pl 9156	C. Woolvett	R & I Hesp	1-80	$18,000	1983 07
Rainham	5	1	MC Dawson	TE & ME Tanner	2-103	$13,500	1981 09
Rainham	6	1	MG Werner	L & M Kinsey	2-161	$5,000	1983 07
Rainham	6	1	and C & JM Werner	M Kinsey	2-161	$5,000	1983 07
Rainham	6	1	G. Smelser	JA & P Demik	2-188-90	$9,000	1981 07
Rainham	8	1	A & J Patterson	KJ & SF Eustace	2-303	$17,000	1982 08
Rainham	9	1	M Berube	S & C Destro	2-409	$16,000	1983 09
Rainham	22	P1.8242	E Slusarenko	M Cunningham	8-1-030	$18,000	1986 09
Rainham	9	P1.9156	G & E & E Hanford	WA & EI Greenaway	8-1-053	$12,000	1980 07
Rainham	27	1	S Jefferies	R & V Sheppard	8-1-072	$11,300	1980 07
Rainham	20	P 9156	T & V Catherwood	F & $ Lombardo	8-1-100	$16,500	1985-07
Rainham	6	P1.7483	K Peters	A Costa	8-1-128	$12,750	1981 06
Rainham	32-37	P7483	DR & HK Heisey	D.P. Arnett	8-1-136	$7,000	1985 07
Rainham	68,69	p 7483	D&M Roussev & B. Dimov	NG Villeneuve	8-1-142	$19,000	1983 09
Rainham	49-54	P1.7483	422848 Ontario Limited	G Szobolics	8-1-156	$12,000	1987 06
Rainham	59&60	P17483	MH Carmichael	FM Carmichael	8-1-168	$15,000	1985 08
Rainham	58-60	WBP7483	CA Arnott	MH Carmichael & LH Cassels	8-1-169	$15,500	1984 08
Rainham	11/12		AJ May	DL & J Lane	8-1-208	$17,000	1983 09
Rainham	D	P1.7267	C Piccone & M Carbone	JI & JL Bugacon	8-1-214	$18,500	1986 09
Rainham		P1.7267	HW & R Sheppard	BJ & BML Henderson	8-1-230	$16,500	1986 09
Rainham	12	1	G & L Atkins	R & V Sheppard	8-1-416	$19,500	1983 10
Rainham	12	1	B Smythe	H Kaneva	8-1-419	$5,000	1986 09
Rainham	12	1	VJ McNab	P Pinder	8-1-420	$7,500	1986 08
Rainham	12	1	WC & MA Childs	GW Beaudet	8-1-426	$15,000	1986 07
Rainham	12	1	M & V Dooley	F & B Farnsworth	8-1-434	$9,000	1980 07
Rainham	12	1	EV Lever	DB Gloyd	8-1-445	$6,000	1986 07
Rainham	15	1	M Thayer	R Belisario	8-1-518	$18,000	1980 10
Rainham	15	1	P Brasas	J Grigailis & G & A Smith	8-1-531	$15,000	1987 06
Rainham	16	1	R & R Ambridge	MH Tuomala	8-1-535	$16,000	1986 10
Rainham	21	1	J Cnossen	BG & IA Meskey	8-1-661	$10,500	1985 10
Rainham	23	1	NL Train	GE & HA Klingbeil	8-1-668	$38,000	1986 07
Rainham	25	1	H Binzig	L & A Morris	8-1-710	$15,000	1980 08
Rainham	14	1	RB Moerschfelder	RA Skeves	8-1-75270	$10,000	1985 06
Rainham	18	1	R Daley	WR Neal	8-1-774	$3,250	1986 07
Rainham	18	1	D Brown	AG Mitchell	8-1-777	$12,000	1985-11

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TOWNSHIP	LOT	CON	VENDOR	PURCHASER	ROLL#	PRICE	DATE
Rainham	18	1	LJ Mate	WF & DM Tyrrell	8-1-779	$10.100	1986 09
Rainham	18	1	R Daley	SR Neal	8-1-779	$30.500	1986 07
Rainham	35	p9156	S Sarkozi & S Szomszed	L Vida	8-1-79	$17,000	1982 09
Rainham	19	2	S & J McKay	PJ & J Kaufman	8-1-823	$10,000	1987 06
Rainham	19	2	M VanDalen	SA & JH McKay	8-1-823	$4,900	1985 07
Rainham	15	3	J Hartwick	TH & DA Hartwick	8-1-88290	$8,000	1985 06
Rainham	16	p9156	K. Jelly	HM Morris	8-1-96	$5.800	1982 07
Rainham	2	1	M Cronk	WR Hicks & BE Humphrey	8-2-026	$15.000	1987 06
Rainham	2	1	JH Cunningham	C & J Pickering	8-2-03700	$1.000	1986 09
Rainham	3	-	E Fritz	RJ & VA Sebrosky	8-2-04390	$20,000	1985 11
Rainham	4	1	EG Hyslop	RR & BA Amey	8-2-049	$10.000	1986 07
Rainham	4	1	JM Gordon	HL Kavanaugh	8-2-074	$14,500	1980 10
Rainham	4	1	L Vida	W & D Martens	8-2-083	$7,000	1985 06
Rainham	4	1	A Nagy	L Vida	8-2-083	$75,000	1980 11
Rainham	5	1	R&G Nauman	J Ashley	8-2-135	$5,000	1986 07
Rainham	7	1	M Sinclair	G R Redbourne	8-2-208	$600	1985 10
Rainham	7	1	A & B Arnold	J & R Sadwick	8-2-209	$6.000	1980 09
Rainham	8	1	P & N & V & L Gergamini	V&L Vergamini	8-2-244	$7,000	1985 11
Rainham	8	1	D Davidson & W Gerrard	G Gerrard	8-2-260	$6.500	1982 06
Rainham	8	1	H. Hardizig	JF & BE Pearson	8-2-262	$19.000	1985 60
Rainham	8	1	JP Mould	TW Stewart	8-2-266	$10.000	1986 07
Rainham	8	1	CB & MM Moyes	MB Hunt	8-2-302	$13.500	1981 06
Rainham	9	1	J & J Buckle	V Ferguson	8-2-320	$10.800	1980 06
Rainham	9	1	D L Munson	S M Halyk	8-2-350	$18.000	1985 08
Rainham	9	1	J & S Hopkins	PB Harkins	8-2-359	$16.000	1983 09
Rainham	9	1	A & E Tevelis	T & V Lee	8-2-365	$8,000	1983 09
Rainham	9	1	AE Roberts	M Berube	8-2-409	$14,000	1980 09
Rainham	9	1	L &J Grisafi	S Macaluso	8-2-425	$6,000	1985 08
Rainham	9	1	S & C Cino	AD & M. Giannasi	8-2-426	$3,500	1985 07
Rainham	9	2	AAA & TM Humphreys	RD & LM Everets	8-2-59290	$17,000	1987 06
Rainham	8	5	RE Reichheld	MG & CD Wardell	8-3-156	$8.000	1986 06
Rainham	1	6	DM Rutherford	MB Richard	8-4-00190	$9,000	1986 07
Rainham	2	8	RE & SL McKay	PT & SM Doyle	8-4-06010	$13.500	1987 06
Rainham	2	8	F & M Blayone	RA & CM Chisholm	8-4-58	$12,000	1980 11
S Cayuga	10	4	JD & EB Hegerward	TJ & IG Farmer	7-2-00450	$21,000	1985 07
Seneca	9	3	PJ & SM Hicks	R LeBlanc & S Hicks	1-114	$15.000	1981 06
Seneca	12	1	LA Liegler	RH & DM Czarnuch	2-1-02450	$21,300	1985 10
Seneca	4	1	A Corlis	DJ Elamond	2-1-03430	$5,000	1986 08
Seneca	9	1	I Overend	P Melko	2-1-04210	$16,500	1980 08
Seneca	9	1	JC McMurtry	JJ Latulippe	2-1-04390	$21.000	1986 08
Seneca	9	1	DJ & SA Vollick	JC McMurtry	2-1-04390	$20,000	1986 06
Seneca	12	2	MJ Long	R & A Giglione	2-1-07401	$20,000	1986 06
Seneca	13	2	S & M Scattalon & L Stanziani	A & A Roberto	2-1-093	$24,500	1986 10

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Seneca	13	2	H Pils & E Lenoger	J Doyle	2-1-095	$35,000	1986 11
Seneca	13	2	G Twiss	HM & BR Williams	2-1-097	$34,000	1986 10
Seneca	17	2/3	RJ Young	R Skinner	2-1-10180	$15,000	1983 11
Seneca	4	3	T De Wildt	W & C Stevenson	2-1-10910	$14,900	1987 06
Seneca	4	3	RL Staples	T De Wildt	2-1-10910	$10,000	1986 09
Seneca	6	3	H & D Tepper	DE Williams & C Pope	2-1-11110	$17,000	1986 07
Seneca	10	3	W Downie	W Downie & M Mullins	2-1-11650	$11,000	1985 07
Seneca	13	3	E R Hewitt	AF & R Beamer	2-1-14930	$19,000	1985-11
Seneca	0	0	DJ & MJ Cummings	RL & JI Solomon	2-3-00510	$15,000	1985 08
Seneca			MR Shannon	H & LA Hartog	2-3-12425	$21,000	1986 10
Seneca	ANT	0	R Martin	B & I Raney	2-3-174	$13,500	1984 10
Seneca	10	percl 4	S&M Marinkovic	K. Buch	2-3-24	$26,000	1982 09
Seneca	13	4	WL Thomlinson	R DeRosa	2-4-	$16,333	1986 06
Seneca	9	4	C. Fowler	DL Brenzil	2-4-00810	$15,000	1985 10
Seneca	13	4	WL Thomlinson	Montroyal Construction Inc.	2-4-02810	$32,667	1986 06
Seneca	13	4	Bob-Goef Properties Ltd.	J Paulenko	2-4-02810	$16,500	1986 06
Seneca	10	4	HC & JM Brown	DG & VT Lishman	2-4-04110	$18,000	1987 06
Seneca	10	4	BA Bakewell	HC & JM Brown	2-4-04110	$15,000	1986 06
Seneca	0	0	B & A Thinghole	S & M Leo	2-4-078	$19,000	1985 08
Seneca	-lot5	-	RR & SK Burke	TJ & MC Barrett	2-4-081	$25,000	1985 11
Seneca	13	5	MD King	D & KA Stojkovic	2-4-09920	$4,000	1986 10
Seneca	13	5	CM & R Witwell	M D King	2-4-09920	$2,500	1985 11
Seneca	1	Range	D R Steel	W R O'Brien	2-4-10566	$18,000	1985 08
Seneca	1	Range	RO Servos	JM & LD Pritchard	2-4-10580	$24,000	1986 06
Seneca	1	Range	R Servos	HF & BD MacPhee	2-4-10583	$23,000	1986 06
Seneca	1		K & R Wilson	R & K Kovacsik	2-4-10587	$26,000	1986 09
Seneca	1	Range	MR Steel	J & M Horvath	2-4-10620	$23,000	1986 06
Seneca	7	1	J Boyarski	P & R Potticary	2-4-14340	$30,000	1986 11
Seneca	7		DS & SM Cowie	SM Cowie	2-5-01970	$5,000	1986 09
Seneca	7	Range 1	J Berdan	A & M Williams	2-5-023	$5,000	1980 07
Seneca	15	1	EA Hunter	EA Hunter & WD Cook	2-5-03345	$15,000	1986 06
Seneca	15	1	WR Glaw	EA Hunter	2-5-03345	$30,000	1985 10
Seneca	14	Pl.93	A & EL Fulmer	C Esposito	2-5-18250	$47,900	1986 06
Seneca			Avian Invest.& Haldimand Bldg.Prod.	Halnor Investments	2-5-18440	$10,000	1986 10
Seneca	18	Pl.65	G Silvestri	KC & SJ Saunders	2-5-24020	$32,500	1986 09
Seneca	18	Pl.65	G Silvestri	KC & SJ Saunders	2-5-24020	$33,000	1986 07
Seneca	1	-	GE Thompson	SAA Snjegotinac	2-5-26280	$22,000	1985 11
Seneca	10		AH & RG Ramey	K Bach	3-025	$29,000	1983 06
Seneca	10	0	G A Arcari	D & m Condo	3-027	$25,000	1981 10
Seneca	19		JD & RC Grasley & MJ Reid	MJ Reid & FA Delsey	3-146-50	$10,000	1983 08
Seneca	19		AM & J: Stahn	LA & AL Grillo	3-146-70	$15,000	1982 07
Seneca	9	Range 1	HM Price	JH & CL Bird	5-067-10	$18,500	1983 10
Seneca	14	pl 93	Avian Investments & Hald.Bldg.Prod.	A&E Fulmer	5-182-50	$35,000	1983 07

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TOWNSHIP	LOT	CON	VENDOR	PURCHASER	ROLL#	PRICE	DATE
South Cayuga	12	6	BA & J Smith	E & W Tiitanen	2-066	$62,000	1982 08
South Cayuga	17	7	RW & EL Swallow	G Beaulieu	2-131	$16,700	1980 01
South Cayuga	16	7	H. Andrews	M & VM McGrath	2-172-10	$17,000	1982 08
South Cayuga	12	6	CW Kindy	CE & CE Crumb	7-2-067-10	$6.500	1986 07
South Cayuga	16/17	7	RA Meyer	PR & LV Wolf	7-2-08315	$15.500	1980 09
South Cayuga	16	7	D Badger	WM & J Peters	7-2-176	$11.500	1985 07
South Cayuga	11	5	HM the Queen	AH Huma & DJ Thomas	7-2-20	$18.000	1982 09
South Cayuga	14	7	EW & DI MacPherson	F&A Ballard	7-2-235	$17,900	1982 08
South Cayuga	13	7	E&G Cotreau	P&J Stollar	7-2-246	$18.000	1982 08
Vil of York	3	p 216	Canada Mortgage & Housing	RL & CM Sanders	2-3-103	$16.000	1983 11
Vil of York	9810	0	BV Mitchell	BA & KJ Hunter	3-090	$18,000	1980 02

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FARM RESIDENTIAL PROPERTIES WITH CLASS CODE "FRU"
BETWEEN 2 AND 10 HECTARES
PROPERTY TRANSACTIONS FROM JANUARY 1980 TO JUNE 1987
FOR HALDIMAND TOWN (Comparative Community to West Lincoln)

TOWNSHIP	LOT	CON	VENDOR	PURCHASER	ROLL#	PRICE	HECTARES	PRICE PER HECTARE	DATE
Cayuga	7,8	0	GM Bunn	JJ Preston	5-4-049	$151,500	9.095	$16,657	1985 07
Cayuga	17	6	A Deboer	DB & V Auty	7-2-056	$70,000	5.666	$12,355	1986 09
North Cayu	31&32	1	PE Bradt, JE Watters, EE Protz	S Coule	2-004	$54,000	8.910	$6,061	1982 06
North Cayu	39,40	2	DW & CJ Elfner	I&L Bell	5-2-71	$65,000	6.885	$9,441	1983 09
Oneida	23	3	WC & A Prescott	RJ & LJ Gallant	1-080	$80,000	4.050	$19,753	1983 06
Rainham	20&21	1	F Vandervelde	P & JME Stollar	1-623	$255,000	9.125	$27,946	1984 11
Rainham	15	2	R Drehmer	RG & PA Cooper	8-1-851	$61,500	4.050	$15,185	1985 10
Rainham	8	1	LR Wardell	AL Yager	8-2-235	$110,000	4.070	$27,025	1984 10
Rainham	8	4	BJ & EM Willem	CL & BJ Reid	8-3-025	$115,000	6.075	$18,930	1986 08
S Cayuga	9	6	CB & A Rittenhouse	BM & PA Branegan	7-2-074	$32,000	2.025	$15,802	1985 08
Seneca	30		MR & VA Jackson	MC Searles	2-5-18810	$212,000	3.580	$59,215	1980 11
Seneca	17	1	RW & IH Jewell	EM & TH Sadler	2-5-266	$59,000	6.885	$8,569	1980 06
South Cayu	21	3	Avco Financial Services	G & LJ Buitenwerf	1-041	$62,000	2.835	$21,869	1983 07
South Cayu	16	5	VJ Draper	JR & CH Coleman	2-029	$32,000	5.670	$5,644	1983 08
South Cayu	27	4	G & PE Healey	LA Scott & MJ Berry	7-1-049	$59,900	5.856	$10,228	1986 08

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TABLE 10

FARM RESIDENTIAL PROPERTIES WITH CLASS CODE 'FRU'
BETWEEN 10 AND 20.2 HECTARES
PROPERTY TRANSACTIONS FROM JANUARY 1980 TO JUNE 1987
FOR HALDIMAND TOWN (Comparative Community to West Lincoln)

TOWNSHIP	LOT	CON	VENDOR	PURCHASER	ROLL#	PRICE	HECTARES	PRICE PER HECTARE	DATE
North Cayu	12	3	EG & PJ Belzner	J & L Troubridoe	4-059	$100,000	19.845	$5,039	1983 07
North Cayu	42	1	P & V Winger	Ontario Hydro	5-1-078	$23,000	13.730	$1,675	1980 09
North Cayu	40	5	SB Marles, Trustee	H & L Verstraeten	5-1-136	$120,000	19.679	$6,098	1986 06
North Cayu	18	2	GM Bunn	JR & CC Thorne	5-4-020	$105,000	19.813	$5,300	1986 09
North Cayu	9	1	RG & JE Murphy	JM & MS Smidts	5-5-030	$45,000	14.175	$3,175	1983 10
North Cayu	8	1	M & E Keus	M. Dewar	5-5-052	$67,000	12.458	$5,378	1985 07
North Cayu	3&4	1	C&E Berki	PS & LE Cook	5-5-67	$45,000	19.035	$2,364	1982 09
North Cayu	4	1	RT Gilpin	PD Williamson & JA Hill	5-5-69	$42,500	12.150	$3,498	1982 07
Oneida	17		RR & CE Lawry	W & C Robinson	2-085-5	$102,500	16.779	$6,109	1983 06
Oneida	19	5	DE Lang	JA & DI Storie	3-057	$70,000	11.956	$5,855	1982 11
Oneida	39	BF	J & A Dekkers	W & H Klunder	3-4-118	$65,000	14.730	$4,413	1987 06
Oneida	74&75	0	RS Ferguson	M&D Van Osch	3-5-042	$153,000	17.820	$8,586	1985 08
Rainham	5	4	R Pogue	PJ & HJ Kaufman	3-012	$38,000	19.971	$1,903	1981 11
Rainham	5	3	NC & LJ Brooks	AH & DJ Wetterauer	8-2-598	$132,000	16.403	$8,048	1986 11
Rainham	2	4	A & M Castro	DW & PA Rutherford	8-2-619	$67,500	20.153	$3,349	1985 07
Rainham	7	4	LE & DL Bigelow	P & LM Pierias	8-3-22	$65,000	15.390	$4,224	1984 06
Rainham	6		C & A Ragley	SD & LM Fess	8-4-009	$44,000	19.659	$2,238	1986 06
Rainham	1	8	J & L Lankester	RH & BJ Edington	8-4-049	$59,000	15.633	$3,774	1983 11
Seneca	13	3	Standard Trust Co.	R. Christiansen	1-012-05	$55,000	12.150	$4,527	1982 11
Seneca	13	3	Hald-Norf. Community Credit Union	JW Watling	1-125	$43,000	12.150	$3,539	1981 07
Seneca	3	3	JJ & FM Gazarek	JN & LM Corbett	2-1-107-50	$107,000	12.150	$8,807	1984 09
Seneca	11	3	J & A Mihaljevic	W Berndt	2-1-118	$143,000	19.971	$7,161	1987 06
Seneca	13	3	I Lokik	PG & MA Knight	2-1-125	$72,000	12.150	$5,926	1986 08
Seneca	8	Range	NB Smith	DH & I Latimer	2-5-007	$80,000	18.468	$4,332	1980 10
Seneca	6&7	4	C.I.B.C.	SG Johnson & DA Donnelly	4-003-5	$100,000	20.193	$4,952	1982 08
South Cayu	12	6	WP Jarvis & H Campbell	RGD & DA MacConnell	2-068	$85,700	12.008	$7,137	1983 07

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TABLE 11

FARM RESIDENTIAL PROPERTIES WITH CLASS CODE "FRU"
GREATER THAN 20.2 HECTARES
PROPERTY TRANSACTIONS FROM JANUARY 1980 TO JUNE 1987
FOR HALDIMAND TOWN (Comparative Community to West Lincoln)

TOWNSHIP	LOT	CON	VENDOR	PURCHASER	ROLL#	PRICE	HECTARES	PRICE PER HECTARE	DATE
Cayuga	38	1	H Kaspersetz	M&h Procheler	1-133	$76,000	53.565	$1,419	1984 11
Cayuga	38	1	Bank of Commerce	H kaspersetz	5-1-133	$70,000	53.565	$1,307	1983 09
Cayuga	48	1	CA & CM Gillyatt	DW & CJ Elfner	5-1-152	$92,000	39.516	$2,328	1983 09
Cayuga	14	1	J Goldberg	WJ Smith	5-5-017	$80,000	40.500	$1,975	1986 11
Cayuga	8	1	K Gelms	K & NM Zantingh	5-5-083	$90,800	40.091	$2,265	1985 07
North Cayu	40&41	1	B&K Tumbas	D Schebesch	1-167	$75,000	40.500	$1,852	1983 07
North Cayu	32&33	1	E. Protz, J Watters & P Bradt	L&R Decoff	2-004-50	$49,000	30.578	$1,602	1982 11
North Cayu	32&33	1	PE Bradt, JG Watters, EE Protz	SPG Gillyatt	2-004-50	$58,000	30.578	$1,897	1982 11
North Cayu	2		G & S Riewald	DA & HA & RV Dickhut & Epshields	2-010	$145,000	42.120	$3,443	1983 09
North Cayu	57	1	M & HD Sevenpiper	SR & BA Burgess	3-1-003	$75,000	20.250	$3,704	1986 06
North Cayu	2&3	2	E & J Goron	P & H Stadler	4-001	$60,000	34.036	$1,763	1983 10
North Cayu	5&6	3	Farm Credit Corp.	NT & JA Huitema	4-052	$125,000	56.493	$2,213	1983 06
North Cayu	15	1	Paling Collision & Alligin	J. Barlow	5-040	$42,000	37.888	$1,109	1981 10
North Cayu	4	1	HA & EE Harvie	AW Hedley	5-045	$88,500	46.336	$1,910	1981 06
North Cayu	10&11	1	Royal Trust Corp. of Canada	E. Rainville & F. Ross	5-056	$70,000	53.318	$1,313	1981 08
North Cayu	39&40	1	Royal Bank of Canada	J & B Borkrosky	5-1-057	$200,000	57.397	$3,485	1985 10
North Cayu	3 & 4	2	P Klaus	M & N & M Kolisnyk	5-4-029	$175,000	56.700	$3,086	1980 08
North Cayu	9	2	JW & NA Keesmaat	WL & SD Hewlett	5-4-037	$95,000	20.250	$4,691	1981 06
North Cayu	10	1	F Ross	E Rainville	5-5-056	$75,000	53.318	$1,407	1987 06
North Cayu	5	1	D Petrescu	E & M M Hoffmann	5-5-070	$56,000	24.280	$2,306	1985-07
North Cayu	9	1	P & I Emick	MM Hawkes	5-5-084	$110,000	39.662	$2,773	1980 10
Oneida	13&14	2	IA Smith	WW Smith	2-032	$124,000	60.560	$2,048	1980 01
Oneida	15	Range	JP & M Vander Marel	E & R Bouman	2-050	$205,000	43.999	$4,659	1981 07
Oneida	24	3	C MacGregor Bell	K & C Christensen	3-011	$140,000	38.726	$3,615	1983 06
Oneida	28	4	JD Herod	J&W Buma	3-028	$150,000	40.059	$3,745	1981 06
Oneida	23	4	WR Emery	AJ & WJ DeBoer	3-040	$48,000	20.250	$2,370	1981 11
Oneida	16	5	BO & MI Coulthart	GW & PL Vanderzanden	3-074	$235,000	74.358	$3,160	1981 06
Oneida	45,46	5 & 6	A & M.T. Meyer	P.P. Meyer	3-090	$140,000	60.159	$2,327	1980 01
Oneida	53	1	JJ Lettner	H Winkler	3-1-030	$120,000	80.469	$1,491	1986-11
Oneida	53	1	JJ Lettner	H Winkler	3-1-030	$120,000	80.469	$1,491	1986 11
Oneida	18	1	J & M Lettner	J & M Starzinger	3-1-050	$60,000	20.655	$2,905	1980 09
Oneida	17	1	RF & VC Thornewell	B & K Whitwell	3-1-49	$125,000	37.868	$3,301	1984 06
Oneida	15	Range	JP & M Vander Marel	L & A Lloersma	3-2-050	$125,000	44.145	$2,832	1987 06
Oneida	26	Range	A Eubank	E Eubank	3-2-15	$97,590	59.644	$1,636	1984 08
Oneida	25	4	T DeBoer	AJ & WJ DeBoer	3-3-025	$150,000	40.500	$3,704	1985 08
Oneida	29	4	RL Bigleven & SP Selverda	H & A Vaarkamp.	3-3-029	$195,000	40.500	$4,815	1985 08
Oneida	20	4	C&H Snejder	AJ Pearce	3-3-037	$106,000	40.500	$2,617	1986 07
Oneida	49-51	5&6	A Houver	J & AH Dekkers	3-3-067	$165,000	44.983	$3,668	1986 08
Oneida	3	Range	BV Clegg	SR Millen	3-4-082	$205,000	43.509	$4,712	1985 06
Oneida	1&2	0	J.R. Daly	BG & GW Schaeffer	4-009	$80,000	26.175	$3,056	1982 07
Oneida	38-40	BF	ABJ Ranch Inc.	J. Bankman	4-137	$251,000	55.145	$4,552	1981 07
Rainham	7 & 8	2	V. Yager	C. Yager	2-572	$79,636	48.248	$1,651	1981 08

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TABLE 11

FARM RESIDENTIAL PROPERTIES WITH CLASS CODE "FRU"
GREATER THAN 20.2 HECTARES
PROPERTY TRANSACTIONS FROM JANUARY 1980 TO JUNE 1987
FOR HALDIMAND TOWN (Comparative Community to West Lincoln)

TOWNSHIP	LOT	CON	VENDOR	PURCHASER	ROLL#	PRICE	HECTARES	PRICE PER HECTARE	DATE
Rainham	8	2	MG Werner	MS Vager	2-573	$120,000	39.868	$3,010	1981 07
Rainham	3 & 4	2	VJ & D Shearman	M & L Loranger	2-585	$87,000	38.880	$2,238	1980 01
Rainham	15	1	FJ Reichheld & VB Collins	RA & SC Webb	8-1-757	$65,000	29.970	$2,169	1985 06
Rainham	17	2	M Minalik	RE Bellinger & GA Francis	8-1-817	$85,000	35.575	$2,389	1986 10
Rainham	13	3	KP Lefebre & N Maszaros	G Kirchberger	8-1-878	$50,000	40.298	$1,241	1982 06
Rainham	7	2	M & LM Yager	JM Pearson	8-2-589	$78,500	25.110	$3,126	1987 06
Rainham	5/6	3	B Stevenson	JJ & DM Delaney	8-2-599	$70,400	28.350	$2,483	1986 06
Rainham	5	5	J T Otterman	G M & P J Otterman	8-3-101	$70,000	39.002	$1,795	1985 07
Rainham	6	6	RD & LM Everets	JG & MJ Deely	8-3-196	$79,900	49.868	$1,602	1986 09
Rainham	7	6	Farm Credit Corp.	JM & FI Harris	8-4-011	$117,000	39.799	$2,940	1980 10
Rainham	2	7	ER & JK Stevens	JD & LL Booker	8-4-026	$85,000	38.070	$2,233	1986 09
Rainham	5	7	E & MJ Marfisi	J & S Hopkins	8-4-02805	$100,000	21.412	$4,670	1983 11
Rainham	5	7	J & S Hopkins	HE Slack	8-4-02850	$114,000	21.412	$5,324	1986 11
Rainham	3	8	F & I Ashby	FC & NH Whitbourn	8-4-039	$105,000	34.939	$3,005	1981 06
Seneca	4	2	MM Gurney	DJ Factor (& D.)	1-081	$92,000	40.500	$2,272	1983 06
Seneca		JYT	ES Csorbay	PS & MM Hylldtoff	2-038	$55,000	40.500	$1,358	1981 07
Seneca	A	1	Z Matijasic	M & IA Matwijiw	2-1-029	$95,000	20.250	$4,691	1986 06
Seneca	10	1	PE & GR Salerno	RE & JE Law	2-1-045	$120,000	20.801	$5,769	1985 07
Seneca	7	2	R & B Patterson	DE & JA McBurney	2-1-083	$89,000	40.500	$2,198	1983 06
Seneca	6	3	L & A Bruttocao	C Frizzelle	2-1-11100	$135,000	39.969	$3,378	1986 10
Seneca	10	3	Tomlinson Farms	S&V Plevza	2-1-140	$43,000	20.250	$2,123	1984 08
Seneca	4		D Cummings	J Kelleher	2-3-004	$105,000	21.007	$4,998	1980 11
Seneca	18	3	A & S Gallace	K & K Christensen	2-3-015	$100,000	50.759	$1,970	1982 10
Seneca	11	4	KC & AA Wielink	D&S Brajic	2-4-010	$127,200	40.298	$3,157	1985 06
Seneca	12	4	490001 Ontario Ltd.	GJ Oskam	2-4-013	$195,000	36.434	$5,352	1985 08
Seneca	13	4	RW & VE Hoskins	DE & EL Mordue	2-4-021	$124,362	29.670	$4,191	1980 09
Seneca	1	Range	ME Servos	RB & M Walker	2-4-111	$80,000	29.634	$2,700	1980 10
Seneca	13	2	GJ & OR Mason	JM & JL Lise	2-5-003	$145,000	39.633	$3,659	1985 09
Seneca	2	Range	PJ Bates	S & S Guatieri	2-5-137	$38,500	34.652	$1,111	1987 06
Seneca	16	4	JR & D Wilson	WG & BJ Horvath	4-033	$97,500	36.458	$2,674	1980 02
Seneca	9	4	WE & M Kinzel	PL & G Trimble	4-041	$98,970	39.099	$2,531	1980 01
Seneca	9-11	5	RJ & SE LeBlanc	M&R Cucuz	4-06605	$84,000	22.170	$3,789	1981 07
Seneca	7	Range	MF Vardy	N & m & NJF Natase	4-076	$90,000	38.884	$2,315	1981 07
Seneca	5-7	1	MC Smith	JP Gallant	4-145	$90,000	38.904	$2,313	1984 11
Seneca	5-7	1	UV Thoms	TJ & CA Atherton	4-146	$94,000	21.870	$4,298	1981 07
Seneca	3	1	P. Woolcott	T & DA Martin	4-159	$88,500	40.500	$2,185	1980 01
Seneca	8&9	0	JL Moore	JD & AR Parle	5-101	$200,000	28.804	$6,944	1981 10

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PROPERTY TRANSACTIONS FROM JANUARY 1980 TO JUNE 1987
FOR HALDIMAND TOWN (Comparative Community to West Lincoln)

TOWNSHIP	LOT	CON	VENDOR	PURCHASER	ROLL#	PRICE	HECTARES	PRICE PER HECTARE	DATE
Cayuga	48	1	WG Somerville	Prov.Counc.Ont.,Bou Scouts of Cda.	5-1-021	$36,000	17.532	$2,053	1982 06
Cayuga	17/18		M & A Doyle	A Magyar	6-2-085	$18,000	5.115	$3,519	1987 06
Cayuga	6-10	0	PJ O'Donnell	Pat O'Donnell Realty	6-2-166	$45,000	11.923	$3,774	1985 11
Indiana	1-3	pl 217	WC & ME Murdoch	CAI Barnes	2-2-063-5	$1,650	1.879	$878	1985 10
Indiana	-	-	WE & ME Murdock	*JA & CAI Barnes (*Buttenham)	2-2-063-5	$29,800	1.879	$15,858	1985 10
North Cayu	3	2	G V Pogue	P. Pasko	4-001-5	$25,000	10.765	$2,322	1981 11
North Cayu	48	1	A Schonherr	R Rusek	5-1-09050	$5,000	4.038	$1,238	1987 06
North Cayu	37	2	552205 Ontario Limited	SL Fletcher	5-2-067	$25,000	39.682	$630	1987 06
North Cayu	31	1	MC Kohler	RM Kohler	5-3-01405	$27,680	3.993	$6,932	1986 08
North Cayu	25	1	FA & JV Barker	RJ & JV Elgersma	5-3-97	$65,000	23.923	$2,717	1983 10
North Cayu	18	2	JH & RF Hart	W Pearce	5-4-048	$5,500	11.324	$486	1987 06
North Cayu	13	3	LJ Thompson	GM Bunn	5-4-08410	$37,500	5.787	$6,480	1986 06
North Cayu	5	2	Cdn Imperial Bank of Comm.	V&L Kolinsnyk	5-4-4	$68,500	35.535	$1,928	1983 09
North Cayu	13	1	G & H Magiera	D Sanchez	5-5-061	$10,000	33.157	$302	1986 11
Oneida	19	2	JC Brown	GH & BL Milligan	1-063	$14,000	37.827	$370	1983 10
Oneida	14	2	E. E. Woodley	C M Smith	2-030-1	$43,500	20.250	$2,148	1980 01
Oneida	17		J. Forsythe	United Co-op of Ontario	2-043	$44,000	45.077	$976	1983 08
Oneida	42	5&6	RD Chennery	E Morris	3-088	$13,000	47.555	$273	1984 11
Oneida	42	1	SS Karol	DW Dawson	3-1-021	$48,000	20.250	$2,370	1985 07
Oneida	28/29	3	C Fox	H Slimon	3-1-092	$85,000	18.565	$4,578	1980 11
Oneida	16		JC & JL Tule	BJ & ED Reid	3-2-044	$75,000	40.682	$1,844	1980 10
Oneida	19	-	P & D Descamps	Pentecostal Holding Corp.	3-2-080	$59,000	30.189	$1,954	1985 11
Oneida	18	Range	P Arnoczki & M Zlojutro	Canadian Gypsum Co. Ltd.	3-2-085	$95,000	34.020	$2,792	1986 08
Oneida	5	Range	J Bartels	B & L MacDougall	3-4-080	$40,000	49.005	$816	1987 06
Oneida	23	Pl. 10	Henko Properties Ltd.	JC & DE Doxtdator	3-4-105	$110,400	35.045	$3,150	1987 06
Oneida	57	5&6	F&WB Peart	G Peart	3-5-018	$10,000	38.520	$260	1985 10
Oneida	61	Riv.Rg	PH & PA Martindale	JR Martindale	3-5-03050	$3,500	0.612	$5,723	1985 06
Rainham	2	2	LJ & SE Reynolds	R Stadder	2-558	$35,000	26.394	$1,326	1983 08
Rainham	8	2	C. Yager	V & H Yager	2-572	$30,000	48.248	$622	1981 08
Rainham	2	4	BE & B Spies	WM Fletcher	2-618	$44,100	19.894	$2,217	1981 06
Rainham	6	7	DJ & TGM Haney	RM & LM Rider	4-022	$12,000	39.034	$307	1984 11
Rainham	6	7	DJ Rider & TGM Haney	E Schweyer	4-022	$51,500	39.034	$1,319	1984 11
Rainham	10	1	R. Webster	W. Hoover	8-1-736	$40,000	29.917	$1,337	1985-07
Rainham	18	2	DF & JU Heisey	M Snively	8-1-820	$26,500	5.536	$4,787	1986 09
Rainham	12	4	Rainham Farming Ltd.	HR & NM Booker	8-1-884	$38,800	39.455	$983	1986 08
Rainham	13	4	G Hartwick	PJ & HN Gross	8-1-885	$29,900	12.899	$2,318	1985 11
Rainham	13	4	Rainham Farming Ltd.	HR & NM Booker	8-1-886	$27,200	27.540	$988	1986 08
Rainham	12	4	F & M&G Hasilo	WW & GD Kienitz	8-1-893	$20,000	20.048	$998	1984 06
Rainham	9	3	EW Roth	JE Meneguzzi	8-3-00410	$24,000	8.100	$2,963	1986 09
Rainham	6	4	EC & EM Taylor	J & R Ouellet	8-3-017	$21,000	4.860	$4,321	1987 06
Rainham	6	5	M & C Gee	HW Schumacher	8-3-174	$17,500	18.156	$964	1982 10
Rainham	2	7	ER Stevens	TJ & JM Moon	8-4-02690	$20,500	2.430	$8,436	1987 06
Seneca	13	3	GS Banah & Kaur	A & A Radassuo	1-121	$22,000	13.507	$1,629	1981 07

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FARMLAND PROPERTIES WITH CLASS CODE 'FL'
PROPERTY TRANSACTIONS FROM JANUARY 1980 TO JUNE 1987
FOR HALDIMAND TOWN (Comparative Community to West Lincoln)

TOWNSHIP	LOT	CON	VENDOR	PURCHASER	ROLL#	PRICE	HECTARES	PRICE PER HECTARE	DATE
Seneca	14	1	H Bird	PM & DA Sharp	2-1-054	$29.500	35.757	$825	1986 10
Seneca	C	2	E Perri & F Garofalo & V Benincasa	DM Albert	2-1-079	$45,000	34.830	$1,292	1986 09
Seneca	12	3	P&M Stravato	I Kastelic	2-1-11950	$42,900	9.963	$4,306	1985 11
Seneca	13	3	ER Hewitt	S Valenti	2-1-144	$18,000	21.339	$844	1980 10
Seneca	18A	1	E. Gietz	Indiana Farms Ltd.	2-1-4	$53,000	30.918	$1,714	1982 09
Seneca	16	1	F & S Wojnar	DJ Martinow	2-2-002	$43,000	20.250	$2,123	1986 07
Seneca	16	1	F & DS Wojnar	D J Martinow	2-2-002	$43,000	20.250	$2.123	1986 07
Seneca	23	1	A & E Tedesco	G & S Stroud	2-2-023	$37,500	31.173	$1,203	1983 10
Seneca	1-3 &	p.217	AR Gorgie	DK Armstrong & KM Lang	2-2-064	$44,000	25.074	$1,755	1986 07
Seneca	20,21	Riv.Rg	Royal Bank	IG & JJ Davies	2-3-148	$36,500	23.247	$1,570	1985 10
Seneca	12	4	HE Slack	H Sabourin	2-4-013	$26,000	36.434	$714	1986 09
Seneca	19	4	N Pallotta & G & M Vecchiarelli	JK Countertops Ltd.	2-4-053	$40,000	4.050	$9,877	1986 11
Seneca	1	Rge	E.H. Heikoop	DW Earle	2-4-10710	$14,000	17.415	$804	1985 06
Seneca	1	Range	J & J Rosenberg	MK & SM & MC Killman	2-5-03750	$24,000	2.539	$9,451	1986 11
Seneca	12	1	A Boyarski	G Perry	2-5-049	$108,000	38.123	$2,833	1980 11
Seneca	7	Range	HB & BE Patterson	Mountain Cable Ltd.	2-5-05320	$15,000	15.779	$951	1987 06
Seneca	5	Range	WR Webster	LJ Clappison	2-5-069	$250,000	39.285	$6.364	1987 06
Seneca	7	Range	A C Strathof	JD & AR Parke	2-5-102	$140,000	36.697	$3,815	1985 09
Seneca	1	Pl.86	Three Brothers Properties	Henco Properties Ltd.	2-5-159	$50,000	11.142	$4,488	1986 07
Seneca	30,31	Front	MR Harlocker	LA & EM Hubber	2-5-188	$90,000	13.855	$6,496	1983 06
Seneca	2	-	T & MA DiFranco	F & L Farias	2-5-258	$65,000	4.086	$15,906	1985 11
Seneca	0	W.N.T.	J K Young	Domtar Ltd.	3-132	$57,930	77.736	$745	1980 02
Seneca	0	W.N.T.	G & JH McBride	Domtar Inc.	3-132	$43,770	77.736	$563	1980 01
Seneca	12	1	GL Berry	B Misener	5-049	$63,000	38.127	$1,652	1981 08
Seneca	12	1	GL Berry	P Misener	5-049	$45,000	38.127	$1,180	1981 08
Sen.& Ind.	1-3 I	-	WE & ME Murdoch	JA Buttenham	2-2-063-5	$33,550	1.879	$17,853	1985 10
South Cayu	19	3	RA & GA Eno	WG Gifford	1-043-10	$18,000	4.415	$4,077	1981 10
South Cayu	15	5	LF Lederman	RM & LJ Swent	1-100	$52,500	39.159	$1,341	1982 09

Appendix G
Employment Multiplier

APPENDIX G

Employment Multiplier

The employment multiplier is applied to estimated direct and indirect employment to calculate the number of induced jobs that would be created as a result of adding direct and indirect jobs to the local economy. The reasons for using the basic/non-basic approach were discussed in Appendix A, Technical Note on Economic Impact Analysis.

The approach used to establish the non-basic/basic ratio is to analyze each sector of the local employment profile to determine whether it provides basic or non-basic employment. Some sectors may contain a mix.

Methodology

The allocation of employment to basic or non-basic is predicated on the philosophy that business activity must be clearly of a basic characteristic or it is classified as non-basic. The operational criterion for classification as basic is, would the product of the activity evaluated continue to be produced and exported from the region if no local market were available? For example, agricultural production would not likely be affected if no local market existed -- it would simply be exported to Hamilton, Toronto or elsewhere. On the other hand, a dry-cleaning establishment would cease to exist in the region if there were no local market. The first instance represents basic employment, while the second represents non-basic employment.

The Region of Niagara has a significant number of people in each of the construction trades that would be used in the construction of the proposed facility. There are many more residing outside the Region but within commuting distance of the site. In addition, the construction stage is expected to last only eighteen months. The increase in spending within the Region and West Lincoln as a result of construction employment is therefore expected to be neglibible, so no multiplier is applied.

A portion of the new jobs available will ultimately create employment for people presently unemployed and living in the Region. These people presumably have "income" through unemployment insurance or welfare payments, so a new job would not have as great an effect on induced employment as would a job for a person who would then move into the area. The additional spending resulting from employment income rather than government support is small enough that a conservative estimate of impact is zero. No multiplier is therefore applied to jobs resulting in a decrease in unemployment.

The employment multiplier calculated here is therefore relevant only to the portion of direct and indirect jobs that will result in new residents moving into the Region. Ultimately however, an employment multiplier will be presented that will be a composite of the multiplier applicable to new residents and the multiplier (one) applicable to existing residents. The Phase 4A report [1] has established that forty percent of new direct and indirect jobs will bring new

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(1) Clayton Research Associates Limited, Site Selection Process Phase 4A: Selection of a Preferred Site(s) Economic Base Analysis, Appendix D, page 36, 1985.

residents to the region and sixty percent will reduce unemployment in the Region. The composite employment multiplier will therefore be forty percent of the multiplier calculated for new residents plus sixty percent of one.

Allocation

The latest information available on employment in the Region of Niagara by sector is the 1981 Census of Canada. The allocation of basic/non-basic employment is therefore carried out on the 1981 Census of Canada data shown on Exhibit G-1.

Agriculture Forestry Fishing Mining	}These primary industries would all }continue to operate if there were }no local demand. They are there- }fore basic industries.
Manufacturing	All manufacturing sectors are basic because they would continue to operate a the same level in the absence of local demand. There are some exceptions in the Region of Niagara, as follows, Feed Industry - primarily serves the local farming community. The absence of local demand would eliminate this sector of the local economy. It is therefore non-basic. Bakery Products - because of the need for freshness, only very large bakery operations can transport their products any distance. All small bakeries are non-basic, some large ones are basic, determined by a firm-by-firm analysis. Printing and Publishing - this sector in the Niagara Region serves the local market almost exclusively. It is treated as entirely non-basic.

Allocation (Cont'd)

Non-metallic Minerals - production in this sector would be curtailed in the absence of a local market, but note eliminated. Employment in this sector is allocated fifty percent basic and fifty percent non-basic.

Construction	employment in this sector serves the local economy almost exclusively. It is classed as non-basic.
Transportation & Utilities	employment in this sector serves the local economy almost exclusively. It is classed as non-basic.
Trade	some trade at the retail level is conducted with the tourism industry, so a portion of employment could be basic. However, a separate allocation is made for the tourism industry later.
Finance & Insurance	employment in this sector serves the local economy almost exclusively. It is classed as non-basic.
Services	employment in this sector serves the local economy almost exclusively. It is classed as non-basic except that the tourism sector is almost wholly contained here. It is estimated separately and deducted from total employment in the non-basic sector.
Public Administration	employment in this sector serves the local economy almost exclusively. It is classed as non-basic.
Tourism	the Laventhol & Horwath study(2) estimated employment in the tourism sector at about 9,000. The figure is subtracted from the non-basic sector total.

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(2) Laventhol & Horwath, Tourism Impact Assessment of Eight Candidate Sites for Hazardous Waste Treatment, 1985

The employment multiplier for new residents is,

(1 + non-basic employment/basic employment) which is,

(1 + 97,295/73,119) or 2.3.

The composite employment multiplier assuming that forty percent of the new jobs are filled by people that will move into the Region is calculated as follows.

Source	Multiplier	Weight	Multiplier	Composite
	Immigrant	2.3	40%	.93
	Unemployed	1.0	60%	.60
				1.53

EXHIBIT G-1
Basic and Non-Basic Employment in Niagara Region, 1981

		EMPLOYMENT		
		Non-Basic	Basic	Total
AGRICULTURE:-			6,385	6,385
FORESTRY:-			105	105
FISHING:-			40	40
MINING:-			425	425
MANUFACTURING:				
Food:	Meat Products		280	280
	Fish Products		20	20
	Fruit & Vegetables		630	630
	Dairy Products		180	180
	Flour & Cereals		515	515
	Feed Industry	80		80
	Bakery Products	510		510
	Beverages		475	475
	Miscellaneous		560	560
Tobacco:			15	15
Rubber & Plastics:			735	735
Leather:			720	720
Textile:			1,020	1,020
Knitting:			175	175
Clothing:			225	225
Wood:			520	520
Furniture:			435	435
Paper & Products:			3,300	3,300
Printing & Publishing:		1,170		1,170
Primary Metals:			7,310	7,310
Metal Fabricating:			5,125	5,125
Machinery:			3,010	3,010
Transportation Equipment:			13,790	13,790
Electrical Products:			1,185	1,185

EXHIBIT G-1
Basic and Non-Basic Employment in Niagara Region, 1981

		EMPLOYMENT		
		Non-Basic	Basic	Total
MANUFACTURING:-				
	Non-metallic Minerals:	1,255	1,255	2,510
	Petroleum Products:		155	155
	Chemicals:		1,680	1,680
	Miscellaneous:		1,025	1,025
CONSTRUCTION:-		8,660		8,660
TRANSPORTATION & UTILITIES:-		9,485		9,485
TRADE:-	Wholesale:	5,410		5,410
	Retail:	19,760		19,760
FINANCE & INSURANCE:-		6,420		6,420
SERVICE	Education:	9,540		9,540
	Health & Welfare:	10,650		10,650
	Religions:	775		775
	Amusement & Recreation:	2,955		2,955
	Business Management:	5,120		5,120
	Personal Service:	2,540		2,540
	Accommodation & Food:	12,515		12,515
	Miscellaneous:	2,905		2,905
PUBLIC ADMINISTRATION:-		6,545		6,545
TOURISM:-		(9,000)	9,000	
		97,295	60,295	157,590
	Net Out-Migration		12,824	12,824
		97,295	73,119	170,414

Appendix H
Sensitivity Analysis

APPENDIX H

The sensitivity analysis tested the following variables to determine their sensitivity to variations in the value used in the model.

- Capacity. The base scenario uses an operating capacity of 150,000 tonnes per annum. An operating level of 300,000 tonnes per annum was tested to determine the effect on total employment, including direct, indirect and induced.

- Employment Multiplier. Values of 1.0 (no multiplier), and 2.0 were tested to determine the range of total employment around the base scenario value of 1.5.

- Ratio of Workers from Outside Region. The base scenario assumes that 40% of all new jobs will be filled by people coming in from outside the Region of Niagara. Values of 20% and 60% were run to estimate the degree of sensitivity on housing demand.

- Ratio of In-migrants to Purchase Homes. Values of 40% and 80% were substituted in the model in place of the 60% used in the base scenario. The demand for housing was used to estimate the sensitivity.

CAPACITY

The OWMC facility is planned to operate at a capacity of 150,000 tonnes per annum, with the plant easily expandable to 300,000 tonnes per annum. Table H-1 shows that total employment would jump to 395 in Niagara Region over the 290 that is forecast in the base scenario. This is a major difference in absolute numbers, but is very small when compared to the labour force of 183,000 (1985).

The results are slightly more important in the Township of West Lincoln. A 300,000 tonnes per annum capacity would add 42 more jobs to the West Lincoln economy(Table H-1), which when compared to the 1985 labour force of 4,452 becomes a one percent impact on the labour force of the Township.

EMPLOYMENTMULTIPLIER

Varying the employment multiplier from 1.0 to 2.0 caused employment increases in the Region to range from 193 to 386 jobs, while jobs in West Lincoln range from 756,150 (Table H-3). These numbers are significant in absolute terms relative to total employment levels.

MIGRATION

The base scenario estimates that 40% of all new jobs will be filled by someone moving in from outside the Niagara Region. Values of 20% and 60% were tested in the model. The base scenario predicts a demand for housing of 69 units. These alternate values cause this estimate to range from 35 to 104. (Tables H-2 and H-3).

In West Lincoln Township, the range for the 20% variation is 14 to 41, around the base scenario value of 27 (Tables H-2 and H-3). A major out-migration of property owners from the proposed site vicinity could erase the expected demand for housing contemplated here, that is, a departure of between 14 and 41 owners. Any departures in excess of this number would cause an increase in in-migration, because owners could not afford to move without first selling their property.

HOMEBUYERS

The base scenario assumes that 60% of the newcomers to the Region of Niagara will buy a home. If this ratio varies from 40% to 80%, the demand for housing will range from 46 to 93. The base scenario predicts a demand of 69 (Tables H-2 and H-3). When the size of the Region's housing stock is considered, the total impact is positive but minor whether the low or high range were to occur.

The sensitivity of this factor to the Township of West Lincoln can be seen in Table H-2, where the range of housing demand is 18 to 36, around the base scenario forecast of 27. Combining the two ratios (migration and home buyers), results in an overall possible range of 9 to 54 (Table H-3). When the size of West Lincoln's housing stock is considered, the total impact is positive but minor within the range.

A summary of all of these impact ranges is presented in Table H-3.

APPENDIX H

TABLE H-1

OWMC FACILITY OPERATING EMPLOYMWENT LEVELS.

	NIAGARA REGION		WEST LINCOLN	
	150,000 T/A	300,000 T/A	150,000 T/A	300,000 T/A
MANAGERIAL	22	26		
TECHNICAL	57	85		
CLERICAL	8	12		
SALES (Multiplier Formula)	96	131	37	51
SERVICE	7	7	1	1
FARMING[1]	-4	-4	-4	-4
PROCESSING	67	101		
TRANSPORTATION	35	35	14	14
OTHER (40% Of Region)			63	91
TOTAL	288	393	111	153

SOURCE: Table C.3, Monenco Ltd., Site Selection Process Phase 4a: Selection of a Preferred Site(s) - Engineering. May, 1986.

[1] These Figures reflect the elimination of five farm jobs now supported by operations on the site.

APPENDIX H

TABLE H-2

OWMC FACILITY HOUSING DEMAND GENERATION

NIAGARA REGION

RATIO OF WORKERS FROM OUTSIDE REGION	HOUSING DEMAND @ 80% BUILD	HOUSING DEMAND @ 60% BUILD	HOUSING DEMAND @ 40% BUILD	2001 LABOUR FORCE WITH OWMC	2001 UNEMPLOYD
20% OUTSIDE	46	35	23	196,558	10,109
40% OUTSIDE	93	69	46	196,616	10,167
60% OUTSIDE	139	104	69	196,674	10,225

WEST LINCOLN

	HOUSING DEMAND @ 80% BUILD	HOUSING DEMAND @ 60% BUILD	HOUSING DEMAND @ 40% BUILD	2001 LABOUR FORCE WITH OWMC	2001 UNEMPLOYD WITH OWMC
20% OUTSIDE	18	14	9	4,653	211
40% OUTSIDE	36	27	18	4,675	234
60% OUTSIDE	54	41	27	4,698	256

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Census of Canada 1981, 19-20, Table 19, Labour Force 15 Years and Over by Detailed Industry and Sex, for Census Metropolitan Areas and Census Agglomerations of 50,000 Population and Over (Place of Residence),St. Catharines, Niagara, 1981, Cat.# 93-966.

APPENDIX H

TABLE H-3

SUMMARY OF SENSITIVITY ANALYSIS

	NIAGARA REGION	WEST LINCOLN
EMPLOYMENT MULTIPLIER	TOTAL EMPLOYMENT	
1.0 TIMES	193	75
1.5 TIMES	290	113
2.0 TIMES	386	150
HOUSING DEMAND	HOUSING UNITS	
BASE SCENARIO	69	27
TOTAL RANGE	23-139	9-54
% BUY RANGE	46-93	18-36
% OUTSIDE REGION RANGE	35-104	14-41
OPERATING CAPACITY	TOTAL EMPLOYMENT	
150,000 TONNES/ANNUM	290	113
300,000 TONNES/ANNUM	395	155

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Appendix I
Comparative Housing Price Trends

APPENDIX I

Comparative Housing Price Trends

The Royal Lepage Survey of Canadian House Prices was analyzed for the period from Fall 1980 to Spring 1986. Beginning in Spring 1983, prices were measured twice a year instead of annually as in previous year's, to compare housing price trends in the Niagara Region to those of other comparable Ontario communities. From those communities for which information was available, the Cities of Hamilton, Kitchener, London and Windsor were selected. Information in the Niagara Region was for Niagara Falls and St. Catharines. Two housing types were selected as representative, Detached Bungalow and Executive Detached Two Storey.

Table 1 shows prices for Detached Bungalows in each of the cities for Fall 1980 to Spring 1986. Prices in Niagara Falls and St. Catharines are very similar in absolute terms, but they fluctuate at slightly different rates. In the Fall 1980, detached bungalows sold in the Niagara Region (Niagara Falls and St. Catharines) in the low-to-mid $50,000 range. This increased to the $72,000 level by Fall 1985, an average annual increase of over 6 percent. The other cities started around the $60,000 mark ($59,500 to $66,500) and finished at $80,000 ($71,000 to $85,000) in Fall, 1985, an annual average increase of about 5 percent. There was a large variation from one city to another with Windsor experiencing increases of 2 percent while Kitchener grew at 7-1/2 percent. For detached bungalows, the Niagara Region prices grew faster than any of the other cities except Kitchener.

With respect to executive detached two storey houses (Table 2), prices in the Niagara Region increased from $80,000 in Fall 1980 (Niagara Falls at $82,000 and St. Catharines at $78,500) to over $125,000 in Fall 1985 (Niagara Falls at $125,000 and St. Catharines at $138,000), an increase of about 10 percent (Niagara Falls = 9%), St. Catharines = 10.5%). None of the other cities reached this rate of growth, with Kitchener the closest at 9 percent. By Spring 1985, all cities are around the $135,000 mark except London at $122,000 and Hamilton at $129,000. The period basically saw the Niagara Region "catch-up" to the rest, while London and Hamilton fell behind while Windsor lagged to average from high.

Overall, housing prices in the six cities slumped in the early 1980's and recovered significantly in the mid-1980's. This is the same overall trend experienced in West Lincoln Township and Norwich Township over the same period with some differences in timing.

TABLE 1
ROYAL LEPAGE SURVEY OF CANADIAN HOUSE PRICES

DETACHED BUNGALOW PRICES

	FALL 1980	FALL 1981	FALL 1982	SPRING 1983	FALL 1983	SPRING 1984	FALL 1984	SPRING 1985	FALL 1985	SPRING 1986
Niagara Falls	$51,000	$55,000	$54,000	$54,000	$58,000	$61,500	$64,000	$66,000	$72,000	$79,000
St. Catherines	55,500	58,500	57,000	55,000	58,500	60,000	61,500	66,500	72,500	82,000
Hamilton (Mountain)	59,500	62,000	63,000	62,500	64,000	68,000	70,000	72,500	76,000	82,000
Kitchener	59,600	66,000	65,275	68,000	74,000	71,600	75,000	77,000	85,000	98,500
London	62,250	70,300	66,500	67,000	70,500	72,500	73,500	75,000	78,500	83,500
Windsor	66,500	66,800	53,375	52,000	55,250	55,625	61,000	61,000	71,000	75,000

DETACHED BUNGALOW ANNUAL PERCENTAGE CHANGES
PLUS
5 YEAR AVERAGE ANNUAL CHANGE

	FALL 1981	FALL 1982	FALL 1983	FALL 1984	FALL 1985	5 YR. AVERAGE ANNUAL CHANGE
Niagara Falls	7.8	-1.8	7.4	10.3	12.5	7.3
St. Catherines	5.4	-2.6	2.6	5.1	17.9	5.7
Hamilton (Mountain)	4.2	1.6	1.6	9.4	8.6	5.1
Kitchener	10.7	-1.1	13.4	1.4	13.3	7.5
London	12.9	-5.4	6	4.3	6.8	4.9
Windsor	0.5	-20.1	3.5	10.4	16.4	2.1

TABLE 2
ROYAL LEPAGE SURVEY OF CANADIAN HOUSE PRICES

EXCLUSIVE DETACHED TWO STOREY PRICES

	FALL 1980	FALL 1981	FALL 1982	SPRING 1983	FALL 1983	SPRING 1984	FALL 1984	SPRING 1985	FALL 1985	SPRING 1986
Niagara Falls	$82,000	$98,000	$97,000	$95,000	$108,000	$112,000	$117,000	$119,000	$125,000	$135,000
St. Catherines	78,500	86,000	86,000	84,000	88,000	95,000	105,000	113,000	127,500	138,000
Hamilton (Mountain)	87,500	93,000	99,500	102,000	104,500	108,000	112,000	114,000	115,000	129,000
Kitchener	79,000	81,500	85,000	89,000	97,000	95,300	99,000	109,000	120,000	134,000
London	91,200	95,400	88,500	92,200	97,000	102,000	104,000	108,000	112,000	122,000
Windsor	106,000	106,500	88,000	88,250	94,600	97,000	105,000	105,000	120,000	135,000

EXECUTIVE DETACHED TWO STOREY ANNUAL PERCENTAGE CHANGES PLUS 5 YEAR AVERAGE ANNUAL CHANGE

	FALL 1981	FALL 1982	FALL 1983	FALL 1984	FALL 1985	5 YR. AVERAGE ANNUAL CHANGE
Niagara Falls	19.5	-1.0	11.3	8.3	6.8	9.0
St. Catherines	9.6	0.0	2.3	19.3	21.4	10.5
Hamilton (Mountain)	6.3	7.0	5.0	7.2	2.7	5.6
Kitchener	3.2	4.3	14.1	2.1	21.2	9.0
London	4.6	-7.2	9.6	7.2	7.7	4.4
Windsor	0.5	-17.4	7.5	11.0	14.3	3.2

Appendix J
Bibliography

APPENDIX J
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Appendix K
Businesses In West Lincoln

TABLE 1
BUSINESSES IN WEST LINCOLN AND ACCESS ROUTE

Morehouse Economic Planning
PRINT DATE: Nov-87

AGRICULTURE / PRIMARY

#	FIRM NAME	ADDRESS	CITY	SIC CODE
3	Lilley Bee Apiaries	3 Vine	Vineland	121
4	Flikkema Aviaries	Boyle Rd.,n of Reg.Rd.63	West Lincoln	121
5	Beejay Stables Reg'd.	R.R. 1, Beamsville	Lincoln	122
6	Hayes John, Stable Ltd.	R.R. 1, Beamsville	Lincoln	122
7	Bo-Teek Stables		Vineland	122
8	Ecker Reg'd Stables	RR1, Smithville	West Lincoln	122
0	Hobby Horse Farm & Arena, The	Hwy. 20 and Rosedene Road	West Lincoln	122
12	J H W Wholesale Florist	RR1, Vineland Stn.	Lincoln	162
13	Lakeshore Produce Ltd.	15 St.	Vineland	162
14	West Lincoln Nursery	Port Davieson Road	Vaughan	162
15	Can-Gro Greenhouses Niagara	Vineland Station	Vineland	162
16	Ravensbergen &Sons Greenhouses	RR1,Smithville	West Lincoln	162
18	Growers Greenhouse Supplies	Vineland Station	Lincoln	163
19	Ontario Wholesale Flowers	17th St.	Vineland	163
20	Orchard View Greenhouses	2nd Ave., Vineland	Lincoln	163
21	Westland Greenhouse (Niag.)Ltd	15th St.	Vineland	163
22	Vineland Nurseries	Victoria Ave.	Vineland	163
24	Thuro Barn Cleaning	1st Ave., Vineland Stn.	Lincoln	210
25	Douma Farm Supply(Alice Douma)	Route #3	Wellandport	210
26	Niagara Pet Hospital-Dr.Wilson	Regional Road 12, ws	Grimsby	211
27	Lincoln Animal Clinic	Canboro Road	Smithville	211
29	Merritt Gove G.,Chick Hatchery	289 Station St.	Smithville	213
30	Alex Poultry Service	RR1 St. Ann's	West Lincoln	213
31	Lovell-Lee Dog Boutique	7th Ave,N of Hwy 20	Lincoln	219
32	Tyradane Kennels Reg'd.	8th Ave.	Vineland	219
33	Agri-Phone	Vineland Station	Lincoln	229
34	Harvey and Carol Pot	Hwy.20, East of Reg.Rd.27	West Lincoln	231
35	Ross Allen	Vaughan Rd.,W.Heaslip Rd.	West Lincoln	231
36	Smithville Quail & Game Farm	Hwy.20 & Twenty Mile Rd.	St. Ann's	339
37	West Lincoln Florist	Village Square Mall	Smithville	612
38	Ace Sandblast	RR1, Grassie	West Lincoln	821
39	W & W Field	Springcreek Rd. N.S.	Vineland	911

TABLE 2 Morehouse Economic Planning

BUSINESSES IN WEST LINCOLN AND ACCESS ROUTE PRINT DATE: Nov-87

INDUSTRIAL

#	FIRM NAME	ADDRESS	CITY	SIC CODE
1	Comfort & Tylee Ltd.	R.R.569,Sixteen Rd.Silverda	St.Ann's	1011
2	Good's Butcher Shop Ltd.	Culp Rd. (off Reg. Rd 24)	Vineland	1011
3	Abingdon Meat Packers	Caistor Centre	West Lincoln	1011
4	Kingma Meat Products	Reg.Rd.27,n of Elcho Rd.	West Lincoln	1011
5	Biggars Frosted Food	Victoria, Vineland Stn.	Lincoln	1031
6	Vineland Grower's Co-op Ltd.	Lake St Box70 Vinelnd Stn	Lincoln	1053
7	Cavers Hay & Straw	Hwy.20	Smithville	1053
8	Niagara Grain &Feed Supply Ltd	157 Griffin Street	Smithville	1053
9	Smithers Flour & Feed	Highway 20 & Station St.	Smithville	1053
10	Lincoln Feed&Farm -SilvFeedMil	RR4,SixteenRd.e,Hwy.20	St. Ann's	1053
12	Vineland Feed & Supplies Ltd.	17 Main St. Box 660	Vineland	1053
13	Caistorville Feed & Fuel	Caistorville	West Lincoln	1053
14	Fulton Feeds Limited	Hwy 20, 18th Rd.	Smithville	1053
15	Quality Bakery & Tea Room Ltd.	123 Griffin St.	Smithville	1072
16	M & M Grape & Apple Pressing	Hwy.8	Lincoln	1141
17	Vineland Estates Wines Limited	Moyer Rd.RR# 1,Vineland	Lincoln	1141
18	Jordan Plastics Ltd	Victoria N.	Vineland	1621
19	Stanpac	Spring Crk.& Thompson Rd.	Smithville	1699
20	Smith Harold W.M. Holdings Ltd	RR1 Victoria Ave Vineland S	Vineland	2037
21	Natural Wood Creations	23rd St.	Vineland	2500
22	Giant Timber Industries Ltd.	S of Grimsby Rd. 21	Smithville	2512
23	Ray's Lumber Co.	Hwy.20, Bismarck	West Lincoln	2512
24	Peninsula Woodworking	Reg.Rd.16,s of Sixteen Rd.	West Lincoln	2542
25	Galaxy of West Lincoln -pallet	124 Erie St.	Smithville	2561
26	Clark Pallet Industries	20 Rd. W.	St. Ann's	2561
27	Framecraft Limited	First St., Louth	Lincoln	2599
28	Heritage Canadian	Reg Rds 73&8 RR#1 Grassie	West Lincoln	2611
29	Oak Ridge Woodworking	Reg.Rd.24, s Hwy.20	West Lincoln	2611
30	Carruthers Printing	110 St.Catharines St.	Smithville	2819
31	Set All Typesetting	RR3 Wellandport	West Lincoln	2821
32	West Lincoln Review	128 Griffin N	Smithville	2841
33	Cappco Tubular Products	Industrial Park Road	Smithville	2921
34	Niagara Infrared Heating	118 Griffin St.	Smithville	3011
35	R J Sheet Metal	Bennett Rd, RR#3 Smithv.	West Lincoln	3049
36	House By The School,Woodstoves	98 Victoria N	Vineland	3071
37	B & J Machining	Spring Crk.& Thompson Rd.	Smithville	3081
38	T J M S Gear & Sprocket	Spring Crk.& Thompson Rd.	Smithville	3081
39	Robertson's Enterprises	Hwy 20 W Boyle Rd.	West Lincoln	3099
40	Erie Salvage Inc	Victoria N	Vineland	3199
41	Ray's Satellite Systems	Townline Rd.,& Reg.Rd.65	Winslow	3352
42	Newstar Control Systems	17 Maple	Vineland	3359
43	Rempel Vic Electric	RR1 Beamsville	Lincoln	3381
44	Smith Cyril B Electric Ltd.	Hwy.8	Vineland	3381
45	McLaren A., Electric	RR1,Caistor Centre	West Lincoln	3381

TABLE 2
BUSINESSES IN WEST LINCOLN AND ACCESS ROUTE

Morehouse Economic Planning
PRINT DATE: Nov-87

INDUSTRIAL

#	FIRM NAME	ADDRESS	CITY	SIC CODE
46	Peninsula Electric	RR3 Wellandport	West Lincoln	3381
47	Johnny-On-The-Spot	Victoria N	Vineland	3512
48	Regional Ready Mixed Concrete	Industrial Park Road	Smithville	3551
49	Ontario Glass	Victoria Ave. E.S.	Vineland	3561
50	B M I Refractories Inc.	Industrial Park Road	Smithville	3591
51	General Refract. Co.of Cda.Ltd	Industrial Park Road	Smithville	3591
52	Vineland Quarries&Crushd Stone	Victoria Ave. South	Lincoln	3599
54	C I L Agromart	Station Street	Smithville	3721
55	Smithville Grain	Thompson Road	Smithville	3721
56	Skyway Fertilizers Ltd.	Skyway Road	Smithville	3729
57	Wenward Tennis Surfaces Shop		Vineland	3931
58	Brouwer Henk Constrn Ltd	Victoria E.	Vineland	4010
59	C J K Goodmen Inc.	12 Victoria N.	Vineland	4010
60	Beavercreek Construction	Clover Rd.,s.of Elcho Rd.	Wellandport	4010
61	G S Home Improvements Ltd	Hwy 8	Vineland	4013
62	R V Greenhouse Mfg. Ltd.	Vineland Stn.	Lincoln	4021
63	Merritt, D., Well Drilling	RR1, Smithville	West Lincoln	4212
64	Hill Alf & Son Plumbing	RR1, St. Catharines	Vineland	4213
65	Lyddiat Stan Excavating	RR1 Wellandport	West Lincoln	4213
66	Raymond's Excavating	Wellandport Road	Wellandport	4213
67	Reaman Bruce Septic Tank Serv.	Winley Rd.e.of Sheddon Rd	West Lincoln	4213
68	Reimer W H & Sons Excavating	Victoria Ave.	Vineland	4214
69	Adri's Trenching & Excavating	Hwy.20,R.R.12,Smithville	West Lincoln	4214
70	Greenscapes (Landscape Arch.)	Highway 20	Smithville	4219
71	Green Mountain Landscaping	Regional Rd 65	West Lincoln	4219
72	Epp Gerhard Contractors Ltd.	20 Marlin Court	Vineland	4224
73	Busy B Ready-Mix Ltd.	Industrial Park Rd.	Smithville	4224
74	Grimsby Paving & Concrete	RR1, Grassie	West Lincoln	4224
75	Kiers Concrete Floors	RR1, Wellandport	West Lincoln	4224
76	Smithville Waterworks	344 Canboro	Smithville	4227
77	Oosterom, H., Masonry Contr.	RR1, Smithville	West Lincoln	4231
78	Turkstra Windows	Station	Smithville	4233
79	Van Stralen & Sons Roofing	RR2 St. Ann's	West Lincoln	4235
80	Home Plumbing	RR1 Jordan	Lincoln	4241
81	B & B Water Haulage	24-149 St.Catharine	Smithville	4241
82	Good Morning Installations	RR1, Smithville	West Lincoln	4241
83	Champion Gas Bar	37 Main E.	Vineland	4242
84	Arctic Refrigeration	47 Victoria N	Vineland	4243
85	West Lincoln Sheet Metal	20 Rd. W.	Smithville	4244
86	West Lincoln Electric	214 Mud	Grimsby	4261
87	Culp, Murray A. (Electr Contr)	205 Brock	Smithville	4261
88	Donaga Electronics Ltd.	278 St. Catharine	Smithville	4261
89	West Lincoln Hydro-Elect.Comm.	318 Canboro	Smithville	4261
90	Gary Garage Door Installation	RR2, Caistor Centre	West Lincoln	4274

TABLE 2 Morehouse Economic Planning
BUSINESSES IN WEST LINCOLN AND ACCESS ROUTE PRINT DATE: Nov-87

INDUSTRIAL

#	FIRM NAME	ADDRESS	CITY	SIC CODE
91	Van Beek Painting & Decorating	1 Ave, Vineland	Lincoln	4275
92	Classic Pool Services	Hwy.8	Vineland	4293
93	Davison Pools	Vaughan Rd.,w.of Boyle Rd	West Lincoln	4293
94	Jayway Enterprises (welding)	Sixteen Rd.,e Rlwy.Tracks	St. Ann's	4299
95	K Builders	44 2nd St. South	Vineland	4411
96	Daw, Lyle Construction	Shurie	Smithville	4411
97	Netchay Construction Ltd.	10 Killins	Smithville	4411
98	Bernhard Epp Construction	Victoria Ave. (E)	Vineland	4411
99	Hoekstra Construction	Canboro Road	Wellandport	4411
100	Alden Contracting Ltd.	RR1, Smithville	West Lincoln	4411
101	D G Baker (General Contractor)	20 Mi.Rd.e.#18.St.Ann's	West Lincoln	4411
102	Griffin, R. Construction	RR3 Caistor Centre	West Lincoln	4411
103	V O S Builders	Port Davidson Rd. & 16 Rd.	West Lincoln	4411
104	Van Egmond Les Constr. Ltd.	RR2, St. Ann's	West Lincoln	4411
106	Toronto Hamltn.& Buff.Rlwy Depot	288 Station	Smithville	4531
107	MacPherson (Tom) Haulage	RR1 St. Ann's	West Lincoln	4561
108	Sidrick S., Trucking	1st Ave N.S.	Lincoln	4561
109	Wilfred Smith, -water delivery	Victoria Ave. ES	Vineland	4561
110	Cosky, Roy Haulage	RR3, Smithville	West Lincoln	4561
111	Cross Country Distributors	Culp	Vineland	4561
112	McCollum Roy Transport Ltd.	Hwy.20 at Bismarck	West Lincoln	4561
114	Sheldrick, J.W. Transport Ltd.	271 West	Smithville	4564
115	Babcock, B.R. Ltd. - Garage	RR1, St. Ann's	West Lincoln	4573
116	City Dispatch	20 Elizabeth	Vineland	4581
117	Julius Packers	RR1, St. Ann's	West Lincoln	4599
118	Interprovincial Pipe Line Co.	RR2, Caistor Centre	West Lincoln	4611
119	Smithville Post Office	Highway 20 & Station St.	Smithville	4841
120	Canada Post Corporation	105 Griffin N	Smithville	4841
121	Canada Post Corporation	Victoria N	Vineland	4841
122	Canada Post Corporation	18 Main	Vineland	4841
123	Wellandport Post Office	Canboro Road	Wellandport	4841
124	F Cook Welding Shop	3rd Avenue N.	Vineland	4942
125	Grassie Post Office	RR# 1 Grassie	West Lincoln	4842

TABLE 3
BUSINESSES IN WEST LINCOLN AND ACCESS ROUTE

COMMERCIAL

#	FIRM NAME	ADDRESS	CITY	SIC CODE
1	Hysert Bros. Ltd.	Grassie	West Lincoln	5000
2	Jopeg Limited	RR1, Grassie	West Lincoln	5000
3	Frames Unlimited	RR2 St Anns	Wellandport	5011
4	Bluebird Camping Trailers Ltd.	RR1, Smithville	West Lincoln	5011
5	Lincoln Meat Market	Reg.Rd.63 & e.of Boyle Rd	West Lincoln	5011
6	Peninsula Grain Elev.& Poultry	Rg.Rd.63,ne Wellandport	West Lincoln	5012
7	Robins Feed & Fuel Ltd.	Rg.Rd.20,s.Wiley Rd.	West Lincoln	5012
8	Sun Country Farm Market	Hwy20,ss,R.R.12,Smithville	West Lincoln	5012
9	Howden Petroleum	Hwy.8 (N), Vineland	Lincoln	5111
10	Esso Sales Agency	Highway 20	Smithville	5111
11	Superior Propane Ltd.	Rg.Rd.12s,2km es,Smithvill	West Lincoln	5111
12	Culverhouse Foods Incorporated	Vineland Station	Lincoln	5219
13	Pasta di Casa	Victoria Ave.	Vineland	5219
14	Container Service Ltd.	Wellandport Road	Wellandport	5439
15	Vineland Regent Gas Bar	11 Main	Vineland	5512
16	Peninsula Auto Repairs	Canboro Rd.	Wellandport	6351
17	Sicard Holiday Camper Trailer	Hwy.20	Smithville	5519
18	Galaxy Railroad Ties	Townline Rd.& Joelin Rd.	Winslow	5611
19	Louwes Ltd. (Aluminum Supply)	Hwy.8, Vineland	Lincoln	5613
20	Frieson Wood Heat Services	RR1 Jordan	Lincoln	5622
21	Turkstra Lumber Co Ltd	Box 100, Station St.	Smithville	5631
22	Yaromich Major (lumber)	Hwy.20, n.of Conc.Rd.#4	West Lincoln	5639
23	West Lincoln Barnboard Supply	214 Mud	Grimsby	5711
24	Philbrick Farm Equipment	51 Main (Hwy.8)	Vineland	5711
25	Redtrac International Ltd.	Regional Rd. 24	Vineland	5711
27	Wellandport Farm Supp.& Home Hd	Canboro Rd.	Wellandport	5711
28	Green Line Equipment (J.Deere)	ns Hwy.20 & Reg.Rd.12	West Lincoln	5711
29	Peninsula Farm Supply Ltd.	Regional Rd 27 & Elcho Rd	West Lincoln	5711
30	Pioneer Products	Reg.Rd.63, E.of Heaslip	West Lincoln	5711
31	Hiscott,James &Son(farm mach re	212 Canboro	Smithville	5721
32	Williams Robt Plumbing & Heatg	Hwy.8	Vineland	5731
33	Goulds Water Systems	n/a	Wellandport	5731
34	Gary's Electric Motorshop	90 Victoria N.	Vineland	5742
35	Gryphon Microlight Aviation In	39 Victoria S	Vineland	5799
36	Meisel Auto Scrap	Conc.#4 & Book Road	West Lincoln	5911
37	Plazek Auto Recyclers Ltd.	RR2,Caistor Centre	West Lincoln	5911
38	Meyer Auto Wrecker	Hwy.20 & Twenty Mile Rd.	St. Ann's	5951
39	Niagara Farmers Monthly	110 St. Catharine St.	Smithville	5991
40	Boots & Saddle Tack Shop	Grassie	West Lincoln	5999
41	Avondale Stores Ltd.	112 Brock Street	Smithville	6011
42	Avondale Variety Store	Highway 20	Smithville	6011
43	Foodland	Village Square Mall	Smithville	6011
44	Vince's Food Market	Village Square Mall	Smithville	6011
45	Avondale Store	7 Victoria Avenue	Vineland	6011

TABLE 3 Morehouse Economic Planning

BUSINESSES IN WEST LINCOLN AND ACCESS ROUTE PRINT DATE: Nov-87

COMMERCIAL

#	FIRM NAME	ADDRESS	CITY	SIC CODE
46	Peacock's Groceteria	Victoria Ave.	Vineland	6011
47	Walter Claus Supersave Grocery	Victoria Ave.	Vineland	6011
48	Wellandport Food Mkt.& Esso Stn	Reg.Rd.27	Wellandport	6011
49	Boulter's Meats	Highway 20 & Station St.	Smithville	6012
50	Pop World	College Street	Smithville	6012
51	Springcreek Meat Products Inc.	Spring Creek	Vineland	6012
52	Ted's Meat Market	Springcreek Rd. N.S.	Vineland	6012
53	Gourmet Foods	RR3	Wellandport	6012
54	Vik's Country Meats	RR1, Grassie	West Lincoln	6012
55	Liquor Control Bd. of Ontario	Industrial Park Road	Smithville	6021
59	Nicol's Pharmacy	107 Griffin	Smithville	6031
60	Smithville Drug Mart -Guardian	Village Square Mall	Smithville	6031
61	Smithville I.G.A.	148 Griffin St.N.	Smithville	6031
62	Hopkins Pharmacy Ltd.	5 Main	Vineland	6031
63	Vineland Pharmacy	South Service	Vineland	6031
64	Gentle's C & M	26 Killins	Smithville	6121
65	Babydoll Boutique	Highway 20 & Station St.	Smithville	6141
66	Magder's Dry Goods	111 Griffin St.	Smithville	6151
67	Sew Happy Fabric Shop(P.James)	Station Road	Smithville	6151
68	Smithville Furn.(J.& D.Elswyk)	Highway 20	Smithville	6212
69	Miller's Upholstery	Victoria N.	Vineland	6213
70	Byrd's Furniture Stripping	Canboro Road	Wellandport	6213
71	Pioneer Furniture Refinishing	Hwy.20,n.Conc.Rd.4,Bismarc	West Lincoln	6213
72	Mr. Heat Stoves	Victoria Ave E.S.	Vineland	6221
73	Ron's TV & Stereo Centre	25A Victoria	Vineland	6222
74	Shrum's Major App. Serv.	317 Shrum	Smithville	6223
75	Tylee's TV Repair	192 St. Catharine	Smithville	6223
76	Dobrindt Bruce TV Service	RR3, Smithville	West Lincoln	6223
77	Bert's Upholstery & Flooring	Highway 20 & Station St.	Smithville	6231
78	Ladcor Enterprises	50 Victoria Ave. S (ES)	Vineland	6231
79	Smithville Central Motors Auto	112 Griffin St.	Smithville	6311
81	Wills Motors (Chev-Olds)	214 St. Catharine	Smithville	6311
82	Easton Motors	242 Victoria Ave. E.	Vineland	6311
83	Jeffrey's Motor Sales	8km n.of Hwy.20	Vineland	6311
84	Regional Truck & Equipment	Reg.Rd.24,s Hwy.20	West Lincoln	6312
85	Bernie's Refrigeration Service	154 Griffin S	Smithville	6323
86	Classic Bike Works	Hwy.8	Vineland	6323
87	McIntosh Cycle	Boyle Rd.,n.of Vaughan Rd	West Lincoln	6323
88	Campbell's Service Station	Vineland Station	Lincoln	6331
89	Cango Service Station (H.& T.)	Highway 20	Smithville	6331
90	Gille's Guy Gas Bar & Car Wash	Village Square Mall	Smithville	6331
91	Hadler's Texaco Station	128 St. Catharine	Smithville	6331
93	Hodgkins Hardware Store & Farm	Highway 20 & Station St.	Smithville	6331
94	Imperial Oil Ltd.(J.McIntyre)	West	Smithville	6331

TABLE 3 Morehouse Economic Planning
BUSINESSES IN WEST LINCOLN AND ACCESS ROUTE PRINT DATE: Nov-87

COMMERCIAL

#	FIRM NAME	ADDRESS	CITY	SIC CODE
95	Petro-Canada Service Station	229 Catharine St.	Smithville	6331
96	Sunoco Superior Propane Smithvi	215 St.Catharine	Smithville	6331
99	St. Ann's Snack & Gas Bar	Reg.Rd.569 (Sixteen Road)	St. Ann's	6331
100	Petro-Canada Service Station	401 Victoria Ave.S.,Hwy.8	Vineland	6331
101	Victoria & Greenlane Auto Serv	#2,Hwy.8;401 Victoria S.	Vineland	6331
102	Hamilton & West Lincoln Diesel	RR3, Caistor Centre	West Lincoln	6331
103	Robbins Gas Bar	Hwy.20 & Reg.Rd.24	West Lincoln	6331
104	West Lincoln Automotive	RR3,Smithville	West Lincoln	6331
106	John's Auto Supply Ltd.	118 Brock Street	Smithville	6341
107	Smithville Auto Parts	Reg.Road 14 & Reg.Rd.16	Smithville	6342
108	Pyett Spring Service Inc.	RR2, Caistor Centre	West Lincoln	6342
109	Ernie's Garage	s Bismark Rd & Reg.Rd.27	Bismarck	6351
110	Bismark Garage	ss Hwy.20, n Bismark Rd.	Bismark	6351
111	Beaudin Motor Service	229 St. Catharine	Smithville	6351
112	Garner's Auto Body	Hwy.20, 226 West	Smithville	6351
113	H & B Automotive	128 St. Catharine	Smithville	6351
115	Muffler Bay (The)	College Street	Smithville	6351
116	DeLong's Tune-Up & Balance Ser	RR2 St. Ann's	West Lincoln	6351
117	Bill Trelford	Hwy.8 (N)	Vineland	6351
118	T Cairns	24 Victoria Ave. S. (ES)	Vineland	6351
119	Vineland Automotive Centre	37 Main E.	Vineland	6351
120	Wellandprt Aut&Trck -Van der L	Canboro Rd.	Wellandport	6351
121	Bear Steering Wheel &Alignment	RR1, Grassie	West Lincoln	6351
122	D & S Automotive Repairs	RR2, Caistor Centre	West Lincoln	6351
123	Gary's Transmission Service	Port Davidson Rd.& Elcho	West Lincoln	6351
124	J F Auto Performance	E.Chippewa Rd.s.Winley Rd	West Lincoln	6351
125	J Peters Auto Machine Shop	Vaughan Rd.e,w Reg.Rd.27	West Lincoln	6351
126	John's Auto Body	No.18 & N. Twenty Mile Rd	West Lincoln	6351
127	MacDougall's Garage	RR1, Smithville	West Lincoln	6351
128	Pat's Auto Service	Sixteen Rd. & Rosedene Rd	West Lincoln	6351
129	Regional Garage - Car & Truck	Hwy.20 & Schram Rd.	West Lincoln	6351
130	Grimsby Collision	Regional Road 12, es	Grimsby	6352
131	Rick's Auto Restorations	Griffin Street	Smithville	6352
132	Caistor Collison	Caistor Centre	West Lincoln	6352
133	Hilltop Collision Services	RR1, Grassie	West Lincoln	6352
134	Smithville Car Wash	Station Street	Smithville	6391
135	L&J General Repairs & Used Car	RegRd 69, Nof St.Anns Rd	St. Ann's	6391
136	Heida's Department Store	64 Victoria N.	Vineland	6411
137	Sears Canada Inc.	7 Main St.	Vineland	6411
138	Bismark Variety & Restaurant	Highway 20	Bismarck	6413
139	Buzby's Variety Stores Ltd.	Hwy.20 ns, 110 Dufferin	Smithville	6413
140	Okimi's Office Equipment	Hwy.20,RR1,Smithville	West Lincoln	6413
141	Hwy Variety Snackbar & Gas Bar	cnr.Hwy.20,Rg.Rd.12	West Lincoln	6413
142	Flowers & Things	10 Glenview Dr.,Vineland	Lincoln	6521

TABLE 3
BUSINESSES IN WEST LINCOLN AND ACCESS ROUTE

COMMERCIAL

#	FIRM NAME	ADDRESS	CITY	SIC CODE
143	Lincoln Florist	RR3, Vineland	Lincoln	6521
144	Di Tecco M & Co	270 Station	Smithville	6522
145	Buitenwerf Seeds Inc.	Port Davidson Rd.	Vaughan	6522
146	De Vries Dick Plumbing & Heatg	Canboro Rd.	Wellandport	6522
147	A & B Service, Auto Rep.& Gas	Hwy 20 ns, e of Bismarck	Bismarck	6531
148	Culp Electric	Brock Street	Smithville	6531
149	Vineland Hardware Electric Ltd	0	Vineland	6532
150	Trophy Case Sporting Goods	Griffin Street	Smithville	6541
151	Hodgkins Harold A Piano Sales	RR3 Wellandport	West Lincoln	6551
152	Kemp's Clock Shop	70 Victoria Ave.N	Vineland	6562
153	Country Crafts & Supplies	25 Victoria N.	Vineland	6581
154	Spare Room, The (crafts)	Canboro Road	Wellandport	6581
155	Merritt Treas.Chest,Gift Shop	291 Station St.	Smithville	6582
157	Hyland Potteries	Victoria Ave.	Vineland	6582
158	Jordan Valley Flea Market	Hwy.8, Vineland	Lincoln	6591
160	Barclay Holmes Antiques	Chestnut Hall	Vineland	6591
161	Woodsmith Antiques		Vineland	6591
162	Ontario Grape Growers Action	Vineland Station	Lincoln	6599
163	Sears Canada Inc.	291 Station Rd.	Smithville	6599

TABLE 4 Morehouse Economic Planning

BUSINESSES IN WEST LINCOLN AND ACCESS ROUTE PRINT DATE: Nov-87

FINANCIAL / SERVICES

#	FIRM NAME	ADDRESS	CITY	SIC CODE
1	Canadian Imperial Bk. of Comm.	124 Griffin N	Smithville	7021
2	Royal Bank of Canada Ltd.	Highway 20 & Station St.	Smithville	7021
3	Canadian Imperial Bk. of Comm.	Main St.	Vineland	7021
4	Farm Credit Corp.	Vineland Station	Lincoln	7051
5	Duca Credit Union	Highway 20 & Station St.	Smithville	7051
6	Niagara Credit Union Ltd.	Main St.	Vineland	7051
7	Vineland Cemetery Trustees		Vineland	7292
8	Home Savings & Loan Corp.		Vineland	7421
9	Clavel Fisher Insurance Ltd.	Griffin Street	Smithville	7611
11	Farewell F.M., Realty Ltd.	118 Griffin Street	Smithville	7611
12	Meester Insurance Brokers	Village Square Mall	Smithville	7611
13	Barfoot Insurance	Victoria St.	Vineland	7611
14	Bradshaw Realtor (Colver)	GainsbRd. W ofWellandport	Wellandport	7611
15	John Schilstra Insurance	Canboro Road	Wellandport	7611
16	Glasbergen (Inc.Tax& Mgt.Acct)	Village Square Mall	Smithville	7731
17	Blythe, Dick Accountant	RR1, Smithville	West Lincoln	7731
18	Struyk, Peter Sales & Service	Caistorville	West Lincoln	7741
19	Kremer's Archit. Drafting Serv	Hwy.8, Vineland	Lincoln	7759
21	Davis, J Nickle (Barr.)	210 Station	Smithville	7761
23	Shipton, John W., Barr.	118 Griffin S	Smithville	7761
24	Simpson Wiqle, Barr. & Sol.	Griffin Street	Smithville	7761
25	Sinclair,Murakami,Loney (Law)	Station Street	Smithville	7761
26	Van Der Woerd,J./Faber H.(Law)	Village Square Mall	Smithville	7761
27	J M Interior Design Consultant	RR1, Vineland	Lincoln	7799
28	Gorean Marketing Inc.	98 Victoria N.	Vineland	7799
29	Prime Leasing Ltd.	Culp	Vineland	9911
30	L & J Viden & Variety	Highway 20 & Station St.	Smithville	9912
31	R J Video Discs	Dufferin Avenue	Smithville	9912
32	R J Video Discs	128 Griffin N	Smithville	9912
33	Lincoln Video	47 Victoria Ave.N.	Vineland	9912
34	Ferns Truck & Trailer	Victoria Rd. E.S.	Vineland	9921
36	Village Studio Photography	Village Square Mall	Smithville	9931
37	Lawnmower Repair, Mr. Turner	Regional Road 12, ws	Grimsby	9941
38	Central Fabricating & Welding	Maplegrove	Vineland	9942
39	J W Sheldrick Sanitation Ltd.	Thompson Road	Smithville	9953
40	Ran-Kev Maintenance Ltd.	RR1,Smithville	West Lincoln	9953
41	Edwards WA Auctioneer	151 Mill	Smithville	9999
42	Vance Auctions & W. L. Review	College Street	Smithville	9999
43	Auction Services -BVanderheide	Canboro Rd.,w of Boyle Rd.	West Lincoln	9999

TABLE 5 Morehouse Economic Planning

BUSINESSES IN WEST LINCOLN AND ACCESS ROUTE PRINT DATE: Nov-87

INSTITUTIONAL

#	FIRM NAME	ADDRESS	CITY	SIC CODE
1	Gainsb. Cent.Hall & Works Yard	Vaughan Rd.,R.R.27	West Lincoln	8325
2	Lincoln Public Library	1 Ave., Vineland Stn.	Lincoln	8363
3	Wellandport Community Centre	Canboro Road	Wellandport	8364
4	West Lincoln Public Library	318 Canboro	Smithville	8541
5	West Lincoln Public Library	Canboro Rd.	Wellandport	8541
6	Bethesda Home	RR1, Vineland	Lincoln	8621
7	Book Ambulance		Smithville	8631
8	Ambulance		Vineland	8631
9	Children's Adventure Centre	RR1. Smithville	West Lincoln	8641
10	United Mennonite Home For Aged	2 Street	Vineland	8649
12	DiNardo, C. - Dentist	Griffin Street	Smithville	8653
13	Epp, HansG -Denture Therapy Cl	College	Smithville	8653
14	P Boersma Dental Clinic	Village Square Mall	Smithville	8653
15	Jack Sloan, Chiropractor	12 Victoria Avenue	Vineland	8661
17	Ontario Fed'n of Snowmobilers	County Rd.20	Vineland	9861

TABLE 6

Morehouse Economic Planning

BUSINESSES IN WEST LINCOLN AND ACCESS ROUTE

PRINT DATE: Nov-87

TOURISM AND OTHER SERVICES

#	FIRM NAME	ADDRESS	CITY	SIC CODE
1	Gladman's Riverside Inn	Canboro Rd.	West Lincoln	9112
2	Shangri-La Valley	17 St Louth	Lincoln	9131
3	Indian Lake Campground & Farms	1025 16Rd.	Pelham	9131
4	Trailer Park	Chippawa Rd.	West Lincoln	9131
6	Cooper's Roadhouse Restaurant	Griffin Street	Smithville	9211
7	Old Farm Inn Restaurant	Highway 20	Smithville	9211
8	Starlite Restaurant	105 West	Smithville	9211
9	Village Chalet Restaurant	Hwy.20 Village Square Mall	Smithville	9211
10	Sam's Place Family Restaurant	31 Main St.	Vineland	9211
11	Village Restaurant, The	9 Main St.	Vineland	9211
12	Oxbow Inn Restaurant	Hwy.20, Bismarck	West Lincoln	9211
13	H Q Donuts & Fast Foods	110 Brock	Smithville	9212
14	Smithville Pizza & Restaurant	College Street	Smithville	9212
15	Village Dairy Bar & Grill	Highway 20	Smithville	9212
16	Kathy's Soup & Sandwich Shop	23 Main	Vineland	9212
17	Korney's Coffee Shop	Hwy 20 & Twenty Rd	Pelham Union	9212
18	Smithville Pizza & Submarines	128 Griffin N	Smithville	9213
19	Avondale Ice Cream Parlour	Victoria St.	Vineland	9213
20	Canadian Legion	172 St. Catharine	Smithville	9221
21	Robert Whitehead Bears Den	31 Hwy.8 E (N)	Vineland	9221
22	Cinema Video	Village Square Mall	Smithville	9621
23	Riverview Golf and CountryClub	Wiley Rd.	West Lincoln	9651
24	Gladman's Riverside Inn-Marina		Wellandport	9654
25	Victoria Tennis Club	1st. Ave., Vineland Stn	Lincoln	9659
26	Ally Fitness Club & Restaurant	Griffin Street	Smithville	9659
28	Jan's Snack & Bar & Variety	RR2, Caistor Centre	West Lincoln	9661
29	Smithville Bowl-A-Way	118 Griffin S	Smithville	9691
30	Tivoli Amuse	Victoria Avenue E.S.	Vineland	9692
31	Jordan Lions Swimming Pool	4th Ave.	Vineland	9699
33	Angelo's House of Hair	198 Griffin (N)	Smithville	9712
34	Hair Resort, The	Village Square Mall	Smithville	9712
35	Hub Hair Design	141 Griffin Street	Smithville	9712
36	Marge's Beauty Shop	Griffin Street	Smithville	9712
37	House of Hair Beauty Salon	17 Victoria Ave. N	Vineland	9712
38	Lorrie's Hair Styling	Boyle Rd.&R.Rd.63,Boyle	West Lincoln	9712
39	Village Barber Shop & Hairstyling	119 Griffin N	Smithville	9713
40	Coin Laundry	Dufferin Avenue	Smithville	9723
41	Service Cleaners	Griffin Street	Smithville	9724
42	Book, Harold I., Funeral Home	195 Griffin Street, N	Smithville	9731
43	Merritt Funeral Home	287 Station Street	Smithville	9731
44	Tallman Funeral Homes	Hwy.8	Vineland	9731
45	Continental Vibrations Serv Lt	2 Wallis	Smithville	9799

TABLE 1A
BUSINESSES IN WEST LINCOLN STUDY AREA

Morehouse Economic Planning
PRINT DATE: Nov-87

AGRICULTURE / PRIMARY

NO.	FIRM NAME	ADDRESS	CITY	SIC CODE
4	Flikkema Aviaries	Boyle Rd.,n of Reg.Rd.63	West Lincoln	121
9	Hobby Horse Farm & Arena, The	Hwy.20 & Rosedene Rd.	West Lincoln	122
25	Douma Farm Supply(Alice Douma)	Route #3	Wellandport	210
34	Harvey and Carol Pot	Hwy.20, East of Reg.Rd.27	West Lincoln	231
35	Ross Allen	Vaughan Rd.,W.Heaslip Rd.	West Lincoln	231
36	Smithville Quail & Game Farm	Hwy.20 & Twenty Mile Rd.	St. Ann's	339

TABLE 2A
BUSINESSES IN WEST LINCOLN STUDY AREA

Morehouse Economic Planning
PRINT DATE: Nov-87

INDUSTRIAL

NO.	FIRM NAME	ADDRESS	CITY	SIC CODE
1	Comfort & Tylee Ltd.	R.R.569,Sixteen Rd,Silverda	St.Ann's	1011
4	Kingma Meat Products	Reg.Rd.27,n of Elcho Rd.	West Lincoln	1011
10	Lincoln Feed&FarmSu -Silverd.Feed	RR4,SixteenRd.e,Hwy.20	St. Ann's	1053
23	Ray's Lumber Co.	Hwy.20, Bismarck	West Lincoln	2512
26	Clark Pallet Industries	20 Rd. W.	St. Ann's	2561
29	Oak Ridge Woodworking	Reg.Rd.24, s Hwy.20	West Lincoln	2611
39	Robertson's Enterprises	Hwy 20 W Boyle Rd.	West Lincoln	3099
60	Beavercreek Construction	Clover Rd.,s.of Elcho Rd.	Wellandport	4010
66	Raymond's Excavating	Wellandport Road	Wellandport	4213
67	Reaman Bruce Septic Tank Serv.	Winley Rd,e.of Sheddon Rd	West Lincoln	4213
93	Davison Pools	Vaughan Rd.,w.of Boyle Rd	West Lincoln	4293
94	Jayway Enterprises (welding)	Sixteen Rd.,e Rlwy.Tracks	St. Ann's	4299
99	Hoekstra Construction	Canboro Road	Wellandport	4411
101	D G Baker (General Contractor)	20 Mi.Rd,e.#18,St.Ann's	West Lincoln	4411
103	VOS Builders Ltd.	Rd #569	St. Ann's	4412
112	McCollum Roy Transport Ltd.	Hwy.20 at Bismarck	West Lincoln	4561
115	Babcock, B.R. Ltd. - Garage	RR1, St. Ann's	West Lincoln	4573
123	Canada Post Corporation	Canboro Road	Wellandport	4841

TABLE 3A
BUSINESSES IN WEST LINCOLN STUDY AREA

Morehouse Economic Planning
PRINT DATE: Nov-87

COMMERCIAL

NO.	FIRM NAME	ADDRESS	CITY	SIC CODE
5	Lincoln Meat Market	Reg.Rd.63 & e.of Boyle Rd	West Lincoln	5011
6	Peninsula Grain Elev.& Poultry	Rg.Rd.63,ne Wellandport	West Lincoln	5012
7	Robins Feed & Fuel Ltd.	Rg.Rd.20,s.Wiley Rd.	West Lincoln	5012
14	Container Service Ltd.	Wellandport Road	Wellandport	5439
27	Wellandport Farm Supp.& Home Hd	Canboro Rd.	Wellandport	5711
29	Peninsula Farm Supply Ltd.	Regional Rd 27 & Elcho Rd	West Lincoln	5711
30	Pioneer Products	Reg.Rd.63, E.of Heaslip	West Lincoln	5711
33	Goulds Water Systems	n/a	Wellandport	5731
36	Meisel Auto Scrap	Conc.#4 & Book Road	West Lincoln	5911
38	Meyer Auto Wrecker	Hwy.20 & Twenty Mile Rd.	St. Ann's	5951
48	Wellandport Food Mkt.& Esso Stn	Reg.Rd.27	Wellandport	6011
70	Byrd's Furniture Stripping	Canboro Road	Wellandport	6213
84	Regional Truck & Equipment	Reg.Rd.24.s Hwy.20	West Lincoln	6312
87	McIntosh Cycle	Boyle Rd.,n.of Vaughan Rd	West Lincoln	6323
99	St. Ann's Snack & Gas Bar	Reg.Rd.569 (Sixteen Road)	St. Ann's	6331
103	Robbins Gas Bar	Hwy.20 & Reg.Rd.24	West Lincoln	6331
109	Ernie's Garage	s Bismark Rd & Reg.Rd.27	Bismarck	6351
110	Bismark Garage	ss Hwy.20, n Bismark Rd.	Bismark	6351
16	Peninsula Auto Repairs	Canboro Rd.	Wellandport	6351
120	Wellandprt Auto&Truck -VanDerL	Canboro Rd.	Wellandport	6351
124	J F Auto Performance	E.Chippewa Rd.s.Winley Rd	West Lincoln	6351
125	J Peters Auto Machine Shop	Vaughan Rd.e.w Reg.Rd.27	West Lincoln	6351
126	John's Auto Body	No.18 & N. Twenty Mile Rd	West Lincoln	6351
128	Pat's Auto Service	Sixteen Rd. & Rosedene Rd	West Lincoln	6351
129	Regional Garage -- Car & Truck	Hwy.20 & Schram Rd.	West Lincoln	6351
135	L&J General Repairs & Used Car	RegRd 69, Nof St.Anns Rd	St. Ann's	6391
138	Bismark Variety & Restaurant	Highway 20	Bismarck	6413
146	De Vries Dick Plumbing & Heatg	Canboro Rd.	Wellandport	6522
147	A & B Service, Auto Rep.& Gas	Hwy 20 ns, e of Bismarck	Bismarck	6531
154	Spare Room, The (crafts)	Canboro Road	Wellandport	6581

TABLE 4A
BUSINESSES IN WEST LINCOLN STUDY AREA

FINANCIAL / SERVICES

NO.	FIRM NAME	ADDRESS	CITY	SIC CODE
14	Bradshaw Realtor (Colver)	GainsbRd, W ofWellandport	Wellandport	7611
15	John Schilstra Insurance	Canboro Road	Wellandport	7611
43	Auction Services - Vanderheide	Canboro Rd.,w of Boyle Rd.	West Lincoln	9999

TABLE 5A
BUSINESSES IN WEST LINCOLN STUDY AREA

INSTITUTIONAL

NO.	FIRM NAME	ADDRESS	CITY	SIC CODE
3	Wellandport Community Centre	Canboro Road	Wellandport	8364
5	West Lincoln Public Library	Canboro Rd.	Wellandport	8541
1	Gainsb. Cent.Hall & Works Yard	Vaughan Rd.,R.R.27	West Lincoln	8325

TABLE 6A
BUSINESSES IN WEST LINCOLN STUDY AREA

Morehouse Economic Planning
PRINT DATE: Nov-87

TOURISM AND OTHER SERVICES

NO.	FIRM NAME	ADDRESS	CITY	SIC CODE
4	Trailer Park	Chippawa Rd.	West Lincoln	9131
12	Oxbow Inn Restaurant	Hwy.20, Bismarck	West Lincoln	9211
17	Korney's Coffee Shop	Hwy 20 & Twenty Rd	Pelham Union	9212
23	Riverview Downs Ltd.GolfCourse	Wiley Rd.	West Lincoln	9651
38	Lorrie's Hair Styling	Boyle Rd.&R.Rd.63,Boyle	West Lincoln	9712

Appendix L
Property Transactions In the Local Study Area: January 1980 to June 1987

(Map)

TABLE 1

WEST LINCOLN PROPERTY TRANSACTIONS JANUARY 1980 TO JUNE 1986
STUDY AREA (GAINSBOROUGH TOWNSHIP Sorted by Class, Date, Roll #)

PRINT DAT
Apr-87

#	LOT	CON	DATE	PURCHASER	ROLL#	CLASS	ACRES
1	17	1	1980 04	Container Service (Niag.Reg.) Ltd.	7-149-6	COM	4.10
2	23	3	1980 09	H. & E. Degenkamp	6-298-01	COM	3.87
3	15	1	1980 10	Wellandport Hardware Limited	7-170	COM	0.70
4	28	2	1981 09	E.P. & A.W. Roorda	6-026	COM	1.00
5	28	BF	1982 04	B.A. & L.R. Reaman	6-152	COM	10.00
6	23	3	1982 04	K.D. Robertson	6-298-01	COM	3.86
7	11	4	1982 10	J. & A. Krause	10-039	COM	0.33
8	16/17	1	1983 01	Peninsula Grain & Elevators Ltd.	7-14905	COM	4.24
9	15	1	1983 04	Wellandport Auto & Truck Servic Ltd	7-172	COM	0.12
10	15	1	1984 08	R. & A. Douma	7-113	COM	0.90
11	23	5	1985 12	J.S. Sefc	4-141	COM	0.51
12	4/5	6	1980 01	K. & R. Fledderus	5-045/060	FL	84.75
13	15	4	1980 02	J.W.E. & K.I. Murdock	10-241	FL	50.00
14	25	1	1980 02	R.G. Waite	6-058	FL	48.39
15	1/2	5	1980 07	N.E. & S.E. Christenson	5-143	FL	57.34
16	8	5	1980 10	R.W. Davidson	5-201	FL	33.00
17	1	5	1980 11	E. & E. & R. Seehagel	5-13	FL	34.11
18	13	2	1981 07	D. Kszan	7-72-1	FL	8.50
19	8/9	6	1981 08	H. & U. Rathe	5-274	FL	32.30
20	17	2	1981 08	Marobing Farms Ltd.	7-270	FL	48.08
21	19/20	6	1981 09	E.R. & J.F. Feenstra	4-328	FL	80.00
22	6	5	1981 12	J.K. Van Ravenswaay & V.G. Galley	5-178-1	FL	28.50
23	16	6	1982 02	S. Deieso	4-388	FL	22.82
24	20/21	1	1982 02	A. & B. Otten	7-002	FL	105.92
25	8	6	1982 04	J. Philbrick & J. Reakes	5-086	FL	25.00
26	17/18	3	1982 05	Morningstar Brothers Ltd.	10-106	FL	148.50
27	26/27	BF	1982 06	Frank Svob Farms Ltd.	6-153	FL	81.24
28	26	1	1982 08	W. & J.W. Sheddon	6-42	FL	11.69
29	17/18	1	1983 06	H. Vanderzanden	7-094-1	FL	17.00
30	15	3	1983 08	M. Hanhan	10-112	FL	20.30
31	15	3	1983 09	E. Czense	10-112	FL	20.40
32	8	5	1983 09	W.F. & C.A. Smith	5-201	FL	25.00
33	13	4	1983 10	J.J. Barber	10-182	FL	49.86
34	26	2	1983 12	J.A. & K.E. Young	6-210	FL	10.00
35	6/7	5	1984 01	R.K. & D. & R. Boyt	5-179/181	FL	70.06
36	8/9	5	1984 04	B.W. & T.L. Hallas	5-091/5	FL	92.50
37	2	5	1984 05	J.L. Speck	5-189	FL	66.56
38	1	5	1984 10	E. & E. & R. & A. Seehagel	5-016-1	FL	58.16
39	24/25	3	1984 12	B. & S. & J. Comfort	6-79	FL	167.97
40	7	6	1985 07	J.& M. Vanbenthem et al.	5-720	FL	87.78
41	6	6	1985 09	M.R. Comfort	5-250	FL	29.47
42	20/21	6	1985 10	L. & A. Van Egmond	4-402	FL	4.08
43	10	3	1986 01	Man Chow Sato	10-127	FL	74.75
44	18	2	1986 02	R. & W. Dobrucki	7-02	FL	47.50
45	13	1	1986 02	K.B. Alderman	7-186	FL	49.04
46	28	BF	1986 05	J. & L. Juhasz	6-138	FL	53.33
47	22	2	1980 01	C. Van Soeten	6-195	FRU	47.00
48	16/17	1	1980 01	L. & M.A. Dutton	7-095-1	FRU	34.10
49	1/2	5	1980 04	P. Dennis	5-143	FRU	57.34

TABLE 1

50	16/17	5/4	1980	09	J. & M. Verdonk	4-049	FRU	186.6
51	17/18	1	1980	09	L.& F.& J.& J.& L.& B. Snippe	7-148	FRU	88.4
52	22/23	BF	1980	11	P.G. & A.H. Hisen	6-131	FRU	67.4
53	15	4	1981	02	W. & E. Patras	10-172-5	FRU	26.0
54	12/13	2	1981	02	J. & L. Kingma	7-71	FRU	36.7
55	22/23	5	1981	04	C.R. & D.E. Carrier	4-224/225	FRU	22.0
56	22/23	3	1981	06	J. & I. Buowers	6-298	FRU	383.2
57	11/12	6	1981	07	R.C. & F.V. Lane	4-349	FRU	48.4
58	22/23	BF	1981	08	L.R. Crookes	6-131	FRU	67.4
59	11/12	6	1981	09	D.F. & F.K. & N.W. Lane	4-349	FRU	109.0
60	7	5	1981	10	R.H. & S.I. Knapman	5-163	FRU	78.4
61	19/20	6	1982	03	G.I. & W. Snyder	4-401-1	FRU	70.4
62	19	3	1982	07	H. & R. Diek	10-076	FRU	102.3
63	25/26	2	1982	11	D.L.G. & D.A. Harrison	6-244	FRU	84.3
64	16	1	1983	05	D.J.J. & A. Emanuele	7-097	FRU	25.0
65	16/17	1	1983	06	Pelham Poultry Farms Ltd.	7-149	FRU	95.3
66	22	6	1983	07	B. & W. Miller	4-363	FRU	28.8
67	7	6	1983	08	JA & PJ Archibald,J & M Van Benthem	5-72	FRU	87.7
68	24/25	2	1983	08	G.A. & E.Y. Horton	6-096	FRU	30.6
69	17/18	1	1983	10	H. & H. Poultry Farms Ltd.	7-094-1	FRU	17.0
70	27	2	1983	11	C.& R. Wlodarczyk	6-208	FRU	10.0
71	16	3	1983	12	Frank Olszowka Tobacco Farms Ltd.	10-110	FRU	98.0
72	16	4	1983	12	de Jonge Farms Ltd.	10-171	FRU	41.4
73	14	5	1983	12	G. McKenna & P.D. Reynolds	4-025	FRU	33.0
74	16	6	1984	01	J. Vanderwerff	4-320	FRU	54.0
75	8	6	1984	01	J. & A.E.J. Grieve	5-217	FRU	25.0
76	14	1	1984	01	F.O. & S.M. Wills	7-131	FRU	23.2
77	19	4	1984	05	H. & M. Otten	10-011	FRU	113.0
78	15	6	1984	05	N. & E. Wlad	4-314	FRU	38.2
79	17	6	1984	05	G.C.L. & B.A. Hoffman	4-392	FRU	24.0
80	8	5	1984	05	K.J. & L.M. Staton	5-082-1	FRU	25.0
81	7	5	1984	05	M. & M.P. Brumm	5-163	FRU	78.04
82	4	6	1984	06	D.C. & M.L. Loney	5-046	FRU	17.7
83	14/15	3	1984	07	Pelissero's Farm	10-113	FRU	50.0
84	14	3	1984	07	H.H. & C.A. Pot	10-88	FRU	50.0
85	23	6	1984	08	A. & J. Epp.	4-117	FRU	5.9
86	13	3	1984	09	B.R. and L. Lee	10-116	FRU	33.05
87	26	1	1984	12	G.R. & M.C. Beckon	6-161	FRU	37.51
88	22/23	3	1985	01	H. & S. Breukelman	6-298	FRU	383.23
89	24	4	1985	03	W. & A. Hocksema	5-028	FRU	26.71
90	24/25	BF	1985	03	G.C. Beamer	6-45	FRU	66.00
91	16	1	1985	05	J. & A. Emanuele	7-097	FRU	25.00
92	5	5	1985	06	W.K. & J.M. Chambers	5-056	FRU	18.00
93	14	5	1985	09	W.C. & J.A. Rockwell	4-025	FRU	33.00
94	16	3	1986	01	M.J. Reiner	10-110	FRU	98.00
95	8	4	1986	02	R.F. Steele	10-20301	FRU	1.00
96	1	4	1986	02	P. & H. Devries	10-22	FRU	49.07
97	26/27	4	1986	02	Lanen Corporation	5-005	FRU	97.30
98	6	6	1986	02	N. Comfort	5-249	FRU	5.38
99	14	1	1986	02	D. & N. MacInnes	7-185	FRU	31.27
100	16	5	1986	03	M.E. Goater	4-048	FRU	4.85
101	13	6	1986	04	R.G. & S.E. Schaus	4-307	FRU	54.54
102	6/7	5	1986	04	P.H. & M.E. Vanderzanden	5-162	FRU	17.30
103	7	2	1986	04	Krick Farms Bismarck Ltd.	8-164	FRU	50.00
104	19	6	1986	06	C.M. Comfort	4-32802	FRU	30.00
105	15	6	1980	01	H.J. LeBlanc & D.E. Mander	4-360	RU	0.50

TABLE 1

106	17	6	1980	01	I. & G. Pevatto	4-057	RU	2.20
107	23	6	1980	01	E. Horvat	4-094	RU	0.51
108	27	2	1980	01	H. & L. Dam	6-237	RU	0.54
109	23	6	1980	03	A. Hoffmann & D.M. Warling	4-110	RU	0.72
110	13	3	1980	04	R.H.J. & H. Lubera	10-180-5	RU	1.00
111	20	1	1980	08	D. Burse & G. Sweeney	7-003-5	RU	1.02
112	6	5	1980	09	M. & W. Kamel	5-148	RU	2.00
113	15	1	1980	10	C. Van Tuyl	2-7106	RU	0.46
114	16	1	1980	11	M. Wojciechowski	7-152	RU	3.56
115	20	1	1981	01	S. Turton & B. Colicutt	7-003-05	RU	1.07
116	24	2	1981	03	L. Sikkens & D. DeVries	6-221	RU	0.77
117	24	1	1981	03	G.E. & S. Austin Jr.	6-8401	RU	1.20
118	14	5	1981	08	G. & M. Chrysler	4-032	RU	1.00
119	14	5	1981	08	B. & A. Wiebe	4-262	RU	1.17
120	14	6	1981	08	D.A. Knutson	4-353-1	RU	2.00
121	20	6	1981	08	H.G. Kakanouski	4-359	RU	5.00
122	7	6	1981	08	F. & A. & E. Brown	5-074	RU	6.23
123	4	5	1981	09	L.J. & Q.V. Wolsley	5-175	RU	16.50
124	14	5	1982	02	W.G. Book & L. S. Lampman	4-031	RU	1.00
125	7	5	1982	02	A.E. LePage Ltd.	5-150	RU	1.00
126	14/15	1	1982	02	D.G. Pitts	7-63	RU	5.23
127	19	4	1982	04	M.W. & A.D. Pink	10-228	RU	7.70
128	17	6	1982	04	R. & C. Gordon	4-391	RU	0.62
129	19	4	1982	05	L. McArthur	10-158	RU	12.20
130	13	5	1982	09	The Canada Trust Company	4-007	RU	0.50
131	23	6	1982	10	J. & S. Ott	4-110	RU	0.72
132	7	5	1982	11	J.A. & D.D. Semenuk	5-150	RU	1.00
133	2	6	1982	12	A.E. & J.W. Mills	5-231	RU	0.93
134	19	4	1983	01	J.R. & S.H. Migus	10-011-5	RU	1.03
135	15	1	1983	01	W. Peereboom	2-7-115	RU	0.16
136	7	6	1983	02	E. Carlomusto	5-76-5	RU	1.34
137	21	5	1983	07	J.D. & J.C. Imhoff	4-277	RU	2.00
138	5	6	1983	07	F.X. & C.A. Plaus	5-64	RU	0.55
39	23	5	1983	08	H. & J.E.L. Zantingh	4-137	RU	1.93
40	27/28	2	1983	10	D.E. & L.J. Bates	6-235	RU	0.54
141	14	6	1983	11	R.& J. Friesen	4-353-1	RU	2.00
142	14	5	1984	01	G.J. Lemieux & H. Meyer	4-262	RU	1.17
43	27	2	1984	01	G. & M. Rabak	6-236	RU	0.54
144	15	1	1984	02	P.A. & S.M. Van Baalen	7-165	RU	0.25
145	7	6	1984	03	H. & T. Rempel	5-076-5	RU	1.30
46	20	4	1984	03	E. & W. Van Der Velde	5-123-1	RU	1.93
147	20	4	1984	03	G. Van Der Velde	5-123-1	RU	1.93
148	2	6	1984	04	D.J. & B. MacGregor	5-230	RU	2.00
49	22/23	6	1984	05	T.L. Van Der Heiden	4-104	RU	0.80
50	23	6	1984	05	H. Buschausen	4-110	RU	0.73
151	2	5	1984	05	J.M. Speck	5-189-1	RU	3.44
52	28	BF	1984	05	T. & S. Milligan	6-118-1	RU	1.54
53	24	2	1984	05	D. & I. DeVries	6-221	RU	0.77
154	24	1/2	1984	05	G. Yannacos	6-222	RU	0.64
155	23	6	1984	07	D.A. & L.L. Elsegood	4-129	RU	0.23
56	23	5	1984	07	G. & G. Pot	4-137	RU	1.90
157	15	1	1984	07	J.B. & A.D. Grobbo	7-156	RU	0.24
158	28	2	1984	08	P.& W. Van Barneveld	6-18	RU	1.00
59	28	2	1984	09	W.R. & G.M. Swayze	6-234	RU	0.54
60	23	6	1984	10	D. Stanley	4-124	RU	1.24
161	15	6	1984	10	B.L. & M.J. Daniels	4-315	RU	0.75

TABLE 1

162	25	2	1984	10	P.J. Simmons	6-094	RU	0.76
163	23	6	1984	11	C. & B. Lampman	4-130	RU	0.34
164	22/23	6	1984	12	V.M. Wood	4-093	RU	1.00
165	23	6	1985	01	B. & S. Cavers	4-113	RU	0.42
166	22	6	1985	01	R. & B. Derksen	4-364	RU	1.53
167	7	6	1985	01	D. & J. Nickerson	5-74-5	RU	0.54
168	28	2	1985	02	R. & J. Riva	6-024	RU	0.56
169	25	2	1985	03	B. & W. Elmers	6-218	RU	1.16
170	13	1	1985	03	J.R. Waugh	7-18501	RU	0.46
171	21	5	1985	04	D. & D. Hazell	4-277	RU	2.00
172	5	6	1985	04	R. & D. Greves	5-64	RU	0.80
173	27	4	1985	05	D.G. & I. Wiens	5-128	RU	1.58
174	24	4	1985	05	N. Nieuwold	5-132	RU	13.35
175	16	1	1985	05	J. & R. Veldman	7-150-1	RU	1.04
176	19	4	1985	06	L.R. & M.D. Hackney	10-011-5	RU	1.03
177	14	4	1985	06	B. Haist & M. Bluhm	10-176	RU	1.31
178	27	2	1985	07	L.J. & M.R. Trombley	6-238	RU	0.53
179	15	1	1985	07	M. Bonsma	7-107	RU	0.45
180	19	4	1985	08	R.A. & B. Harsanye	10-011-2	RU	1.03
181	23	6	1985	08	R.J. & H.F. Chirka	4-131	RU	0.52
182	23	6	1985	08	J.H. & J. Haveman	4-132	RU	0.42
183	25	1	1985	08	G.M. & L.B. Williams	6-058-1	RU	2.00
184	27/28	2	1985	08	C.S. Farkas & D.E. Anger	6-235	RU	0.54
185	15	1	1985	08	F.R. & M.K. Stearn	7-112	RU	0.30
186	19	3	1985	10	G.W. Maylott	10-077	RU	0.50
187	25	2	1985	10	K. Kratz	6-216	RU	0.77
188	7	6	1985	11	R.E. & S.J. Mackenzie	5-074	RU	6.23
189	9	5	1986	01	S.J. & B.A. Hubert	5-20301	RU	1.00
190	28	2	1986	01	R.W. & K.A. Woon	6-231	RU	0.54
191	27/28	2	1986	01	W.B. & S.E. Patriquin	6-236	RU	0.54
192	23	6	1986	03	B.S. & S.J. Wiebe	4-115	RU	0.50
193	7	BF	1986	03	W.P. & B.J. Mego	8-076	RU	n\a
194	16	4	1986	04	D.B. & S.E. McCarthy	10-166	RU	2.20
195	11	5	1986	04	N. Bartel	5-10205	RU	10.04
196	13	5	1986	06	R.F. & M. Weese	4-007	RU	0.50
197	14/15	1	1986	06	J.R. & T.M. Parsons	7-034	RU	0.75
198	12	3	1980	08	H. Van Der Zanden	10-21	VCI	0.44
199	16/17	1	1981	06	477128 Ontario Ltd.	7-14906-1	VCI	4.10
200	17	3	1980	01	B. & W. Miller	10-108	VL	1.00
201	16	1	1980	05	R. & A. Boverhof	7-150-1	VL	1.04
202	24	1	1980	08	F. Lee	6-127	VL	0.28
203	15	1	1980	08	J. Nieuwold	7-026	VL	0.35
204	16	4	1981	01	B.E. & C.I. Parker	10-170	VL	0.30
205	26/27	BF	1981	02	D.G. Matthews	6-121-1	VL	n\a
206	24/25	2	1981	06	M. & J.L. Flikkema	6-92	VL	1.89
207	28	2	1981	09	N. Aggelonitis	6-20	VL	1.79
208	23	6	1981	10	J. & P. MacDougall	4-099	VL	0.22
209	14	1	1982	02	M. & J. VanDerVelde	7-184	VL	1.03
210	28	BF	1982	07	T.R. & R.D. Reese	6-137-1	VL	1.90
211	15	1	1982	09	T.J. & S. McLean	7-024-1	VL	0.55
212	23	5	1982	10	J.C. McPherson	4-134	VL	0.74
213	14/15	1	1983	01	J. Walter & A. Kuckyt	7-33-5	VL	n\a
214	23	5	1983	04	J.T. Werkman & J. Ouwersloot	4-090	VL	0.84
215	18	4	1983	05	K. Derksen	10-17-1	VL	1.47
216	17	3	1983	07	W.& J. Devries	10-108	VL	0.44
217	12	3	1983	08	T.P. Hamilton	10-120	VL	0.30

TABLE 1

218	15	1	1983	11	P.H. & S.L. Schutton	7-114	VL	0.1
219	21	6	1983	12	J.B. Van Egmond	4-404	VL	0.4
220	19	3	1984	08	W. & J. Zdichavski	10-103	VL	0.5
221	13/14	1	1985	07	M. Vandervelde	7-120	VL	0.7
222	15	1	1985	07	D. MacBain	7-155	VL	0.2
223	22	6	1986	05	L.S. & R.E. Daw	4-334	VL	6.5
224	11	4	1986	06	F.C. & S. McCready	10-102	VL	1.0
225	22	6	1986	06	R.A. Sinclair	4-334	VL	6.5

NOT WITHIN STUDY AREA (not on map):

#'s 43, 54, 95, 96, 103, 193.

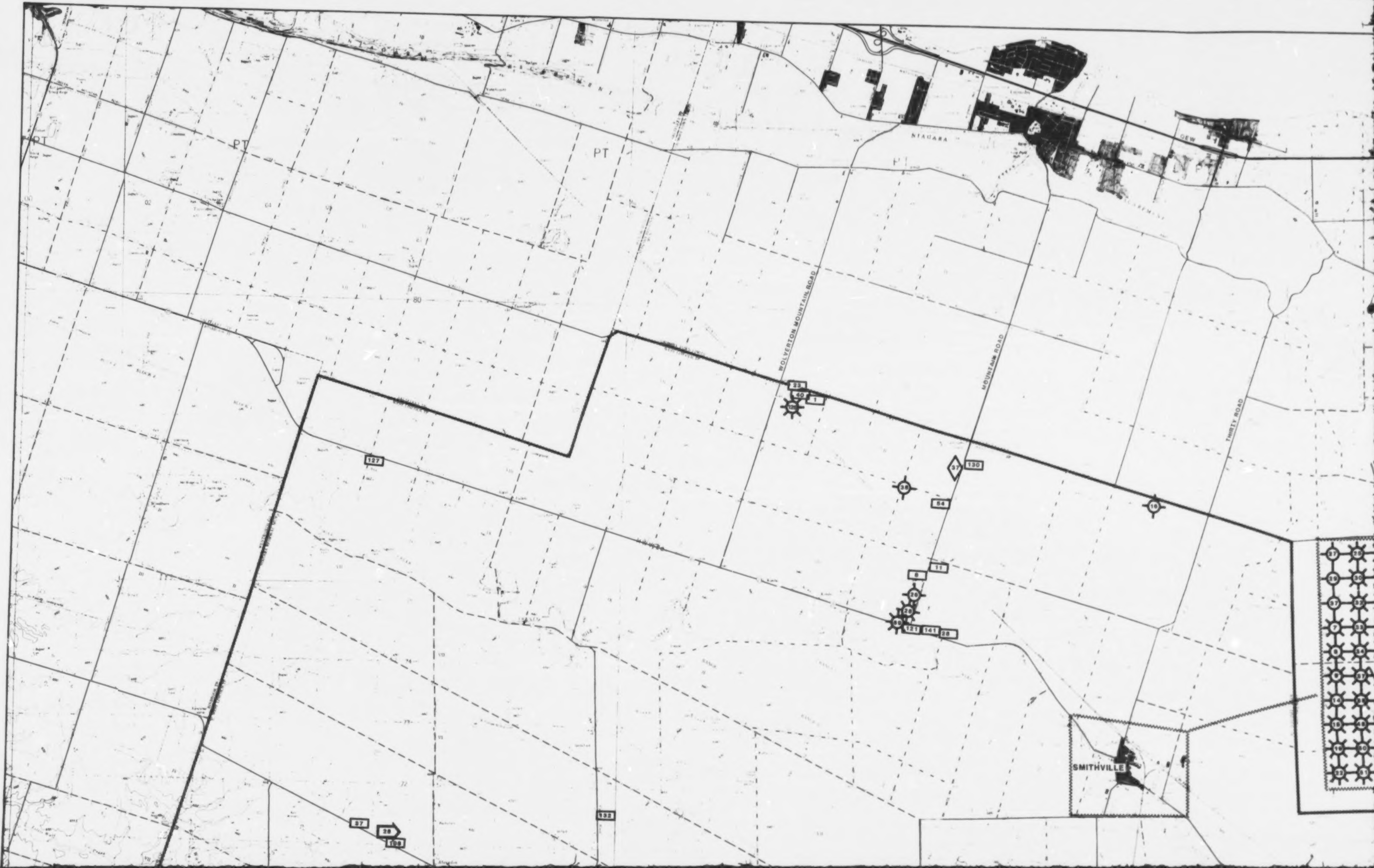
TABLE 2
WEST LINCOLN STUDY AREA PROPERTY TRANSACTIONS
JULY 1986 TO JUNE 1987

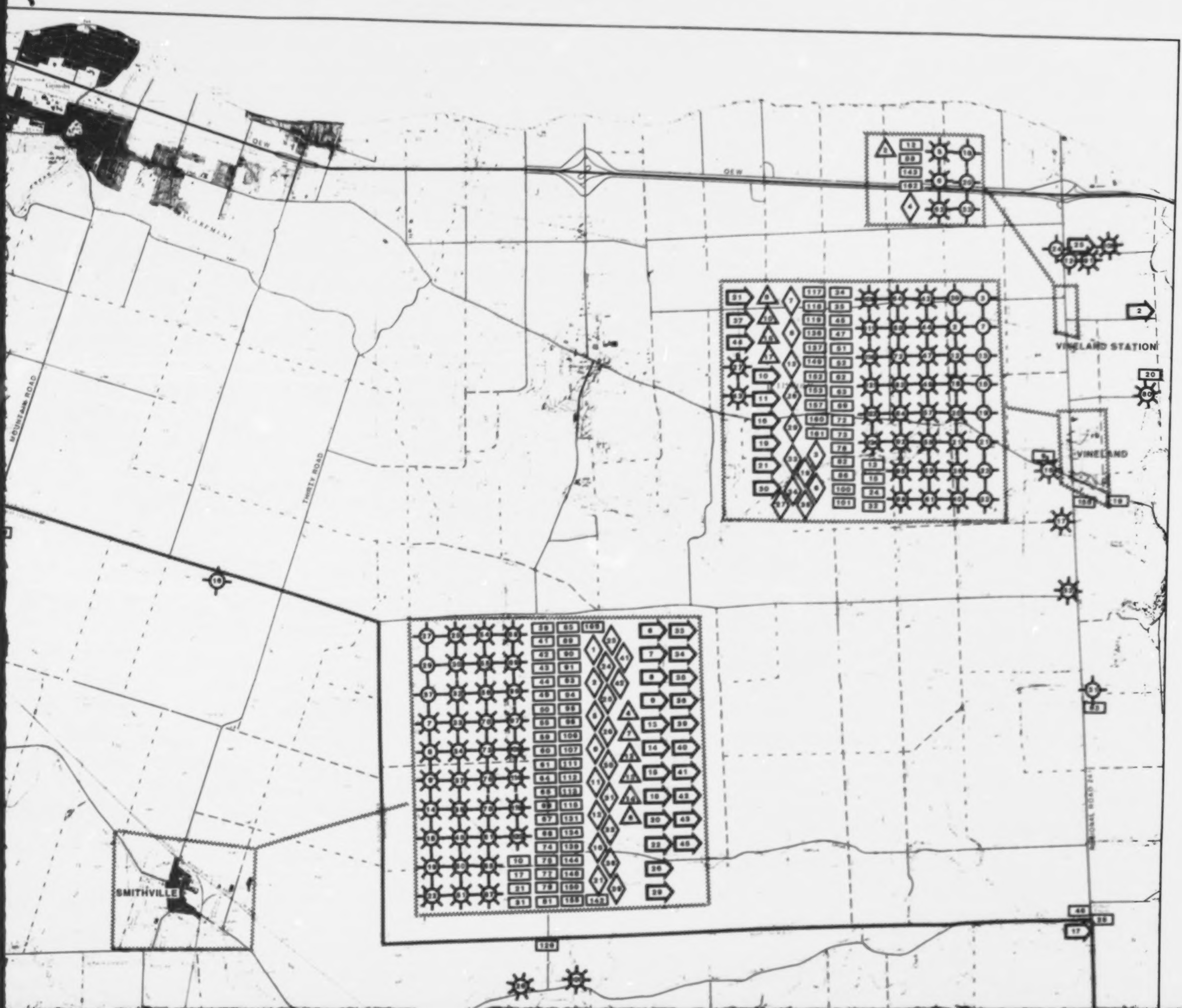
#	LOT	CON	DATE	PURCHASER	ROLL#	CLASS	HECTARES
226	9	5	1986 07	L G Brens	5-096	FL	7.262
227	21/22	4	1986 07	A Krol	5-136	FL	24.300
228	17/18	1	1986 08	J Kennedy	7-09401	FL	6.885
229	17	6	1986 09	Canita Farms Ltd.	4-056	FL	11.543
230	28	BF	1986 09	H & E Poultry Farms Ltd.	6-003	FL	23.529
231	4	6	1987 01	W E & K T Matte	5-04601	FL	31.639
232	22	6	1987 03	A Sinclair	4-334	FL	2.661
233	5	6	1987 03	E & S Hann	5-062	FL	4.052
234	5	6	1987 04	???	5-061	FL	19.080
235	2/3	5	1987 06	P & K DeRoche	5-174	FL/FRU	30.294
236	21/22	4	1986 07	P Krol	5-135	FRU	21.923
237	25	2	1986 07	P A & R L DeVeteuil	6-069	FRU	19.079
238	24	2	1986 08	D Prudden	6-267	FRU	13.239
239	23	5	1986 09	R & J McLaughlin	4-107	FRU	3.280
240	16	1	1986 10	L & J Williams	4-266	FRU	5.079
241	1	5	1986 11	M Allan	5-009	FRU	14.054
242	14	1	1986 11	T Bruce & D Driskell	7-131	FRU	9.315
243	4	6	1987 01	B & S Collicutt	5-211	FRU	17.496
244	6	6	1987 01	H B Burgoyne	5-214	FRU	20.250
245	13	4	1987 03	J Hosegrove	10-182	FRU	20.193
246	8	6	1987 03	J & M Despond	5-088	FRU	5.670
247	19	4	1987 05	J & J Farrer	10-158	FRU	4.807
248	14/15	3	1987 06	L & R Pelissero	10-113	FRU	22.899
249	17/18	1	1987 06	I & P Eggonidis	7-148	FRU	35.802
250	24	3	1986 07	G Fillingham	6-075	RU	0.194
251	25	6	1986 08	J Askew	4-377	RU	0.247
252	3	6	1986 08	F & U E Barnfield	5-239	RU	0.190
253	15	1	1986 08	R & B Wood	7-156	RU	0.097
254	14	1	1986 09	D & K Swinson	7-037	RU	0.432
255	16	1	1986 09	U Garant	7-152	RU	1.442
256	19	4	1986 10	C J Manoogian	5-125	RU	0.952
257	15	1	1986 10	J & E Hodgson	7-155	RU	0.093
258	15	1	1986 10	B Gregory & R Sprague	7-173	RU	0.101
259	18	2	1986 11	M & K Nelson	7-02001	RU	0.000
260	15	1	1986 11	J Peters	7-164	RU	0.126
261	15	1	1986 12	A Mataseje	7-167	RU	0.101
262	14	4	1987 01	J Sfras & N Mellas	10-176	RU	0.531
263	23	6	1987 01	M R Otten	4-129	RU	0.093
264	20	1	1987 01	C W Reid	7-00305	RU	0.413
265	15	1	1987 01	J & D D Peters	7-172	RU	0.049
266	25	1	1987 02	J & L Tryfiak	6-062	RU	0.405
267	22	5	1987 03	F & S Breukelman	4-223	RU	5.346
268	14	6	1987 03	D & J Stickle	4-312	RU	0.186
269	19	4	1987 03	E & C Kobylka	5-125	RU	0.952
270	23	6	1987 04	L & M Brisbois	4-119	RU	0.041

Morehouse Economic Planning
PRINT DATE: Oct-87

TABLE 2
WEST LINCOLN STUDY AREA PROPERTY TRANSACTIONS
JULY 1986 TO JUNE 1987

#	LOT	CON	DATE	PURCHASER	ROLL#	CLASS	HECTARES
271	23	6	1987 04	G & C Ridder	4-131	RU	0.211
272	2	6	1987 04	R & L Witfield	5-231	RU	0.378
273	25	2	1987 04	K & G Moore	6-098	RU	0.421
274	28	2	1987 04	M & W Bartels	6-206	RU	0.186
275	22	6	1987 05	R & S M Van Dorsten	4-365	RU	0.036
276	25	2	1987 05	A & J Palmer	6-070	RU	0.239
277	24	3	1987 05	E & K Phelan	6-075	RU	0.194
278	28	BF	1987 05	R & A Lane	6-11801	RU	0.624
279	28	2	1987 05	M & R Forestell	6-230	RU	0.218
280	19	4	1987 06	R Szoke	10-01102	RU	0.417
281	25	1	1987 06	J & L Kapkey	6-06105	RU	0.446
282	13	1	1986 09	K & E Hemmingsen	7-135	VL	1.559
283	25	BF	1986 10	J Peters	6-051	VL	0.243
284	22	1	1986 10	H & G De Mol & HD Bowman	6-13300	VL	1.122
285	19	4	1986 12	R McPherson & L Walker	10-229	VL	0.458
286	21/22	6	1986 12	Trustee's St. Ann's Comm. Church	4-40501	VL	0.810
287	23	6	1987 04	L A Brisbois	4-120	VL	0.369
288	25	2	1987 06	L Williams	6-214	VL	0.417
289	25	BF	1986 11	R Taggart	6-054/-055	VL/RU	0.506


PT
PT
PT
PT
NIAGARA
QEW
80
WOLVERTON MOUNTAIN ROAD
MOUNTAIN ROAD
THIRTY ROAD
23
40
1
127
37
130
39
54
16
11
8
26
25
30
121
141
28
132
37
28
109
SMITHVILLE
27
7
14
22


QEW
ESCARPMENT
MOUNTAIN ROAD
THIRTY ROAD
VINELAND STATION
VINELAND
SMITHVILLE
REGIONAL ROAD 24

OWMC Ontario Waste Management Corporation

Consultant

MORYEHOUSE
Economic Planning
Consultants

Legend:

⌖ Agricultural

☼ Industrial

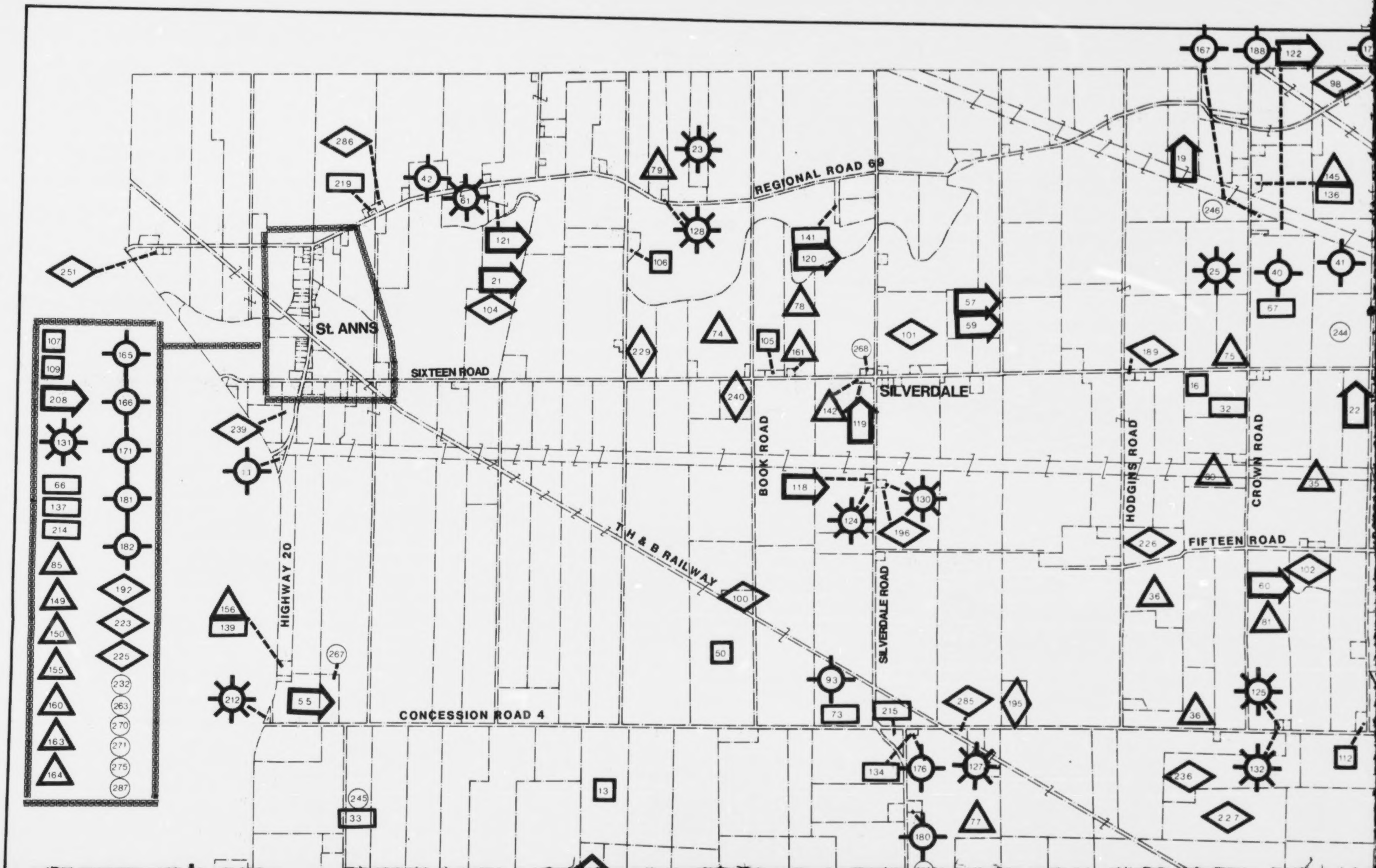
▭ Commercial

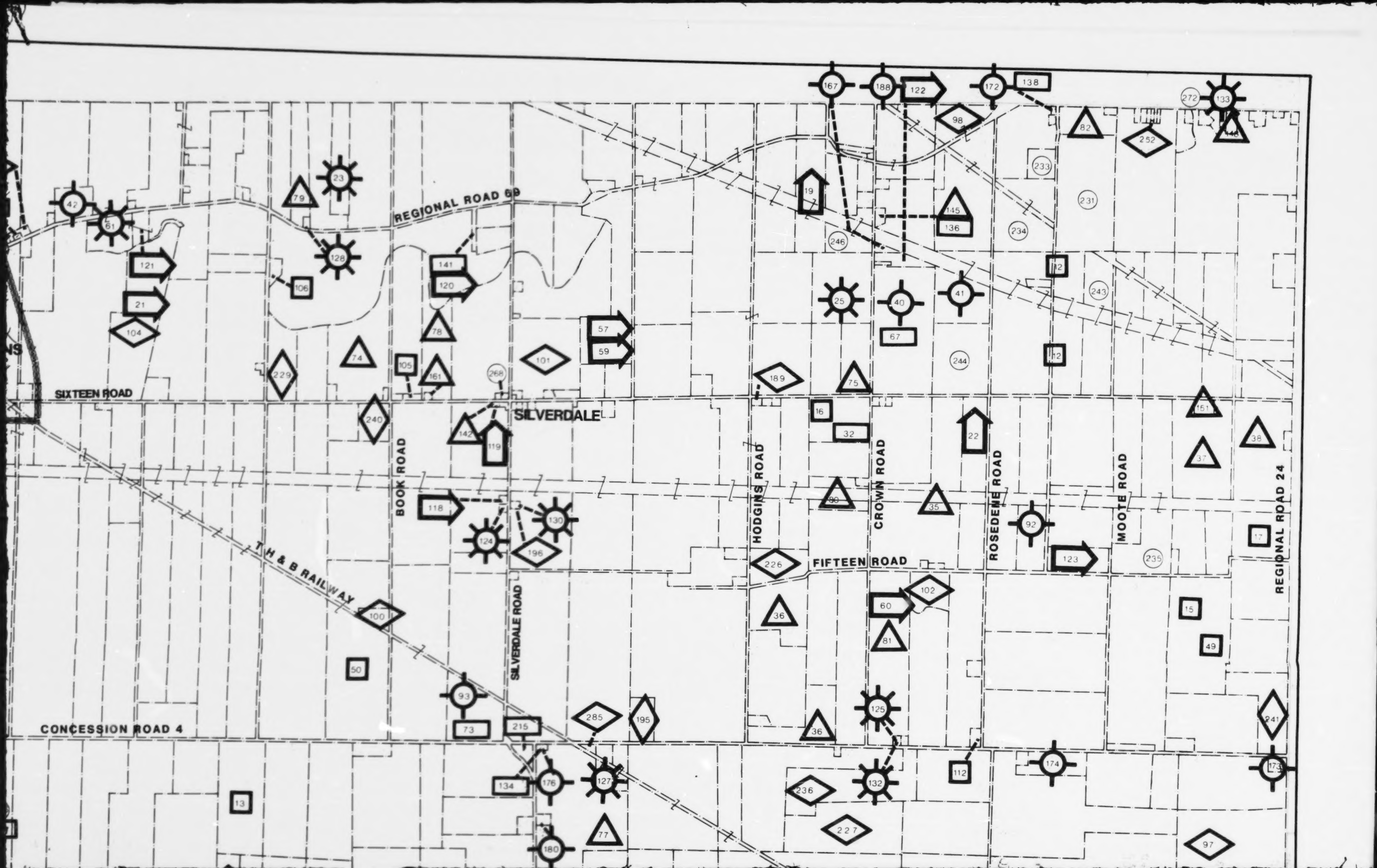
◇ Financial/Services

△ Institutional

⇨ Tourism

— West Lincoln Township Boundary


REGIONAL ROAD 69
St. ANNS
SIXTEEN ROAD
SILVERDALE
BOOK ROAD
HODGINS ROAD
CROWN ROAD
FIFTEEN ROAD
SILVERDALE ROAD
T H & B RAILWAY
HIGHWAY 20
CONCESSION ROAD 4
107
109
208
131
66
137
214
85
149
150
155
160
163
164
165
166
171
181
182
192
223
225
232
263
270
271
275
287
286
219
42
61
79
23
128
106
121
21
104
251
239
11
229
74
240
141
120
78
105
161
268
142
119
101
57
59
167
188
122
98
19
145
136
246
25
40
41
67
244
189
75
16
32
22
118
124
130
196
80
35
226
102
60
81
36
156
139
267
55
212
100
50
93
73
215
285
195
125
132
112
134
176
127
236
227
245
33
13
180
77


REGIONAL ROAD 69
SIXTEEN ROAD
SILVERDALE
BOOK ROAD
SILVERDALE ROAD
T H & B RAILWAY
HODGINS ROAD
CROWN ROAD
FIFTEEN ROAD
ROSEDENE ROAD
MOOTE ROAD
REGIONAL ROAD 24
CONCESSION ROAD 4
NS
167
188
122
172
138
272
133
148
98
82
252
233
231
19
145
136
234
246
12
243
42
61
23
79
128
121
106
141
120
21
104
78
74
229
105
161
268
101
57
59
25
40
41
67
244
12
189
75
16
32
240
142
119
22
151
38
37
118
130
124
196
90
35
92
17
226
123
235
102
60
36
81
15
49
100
50
93
73
215
285
195
125
36
241
13
134
176
127
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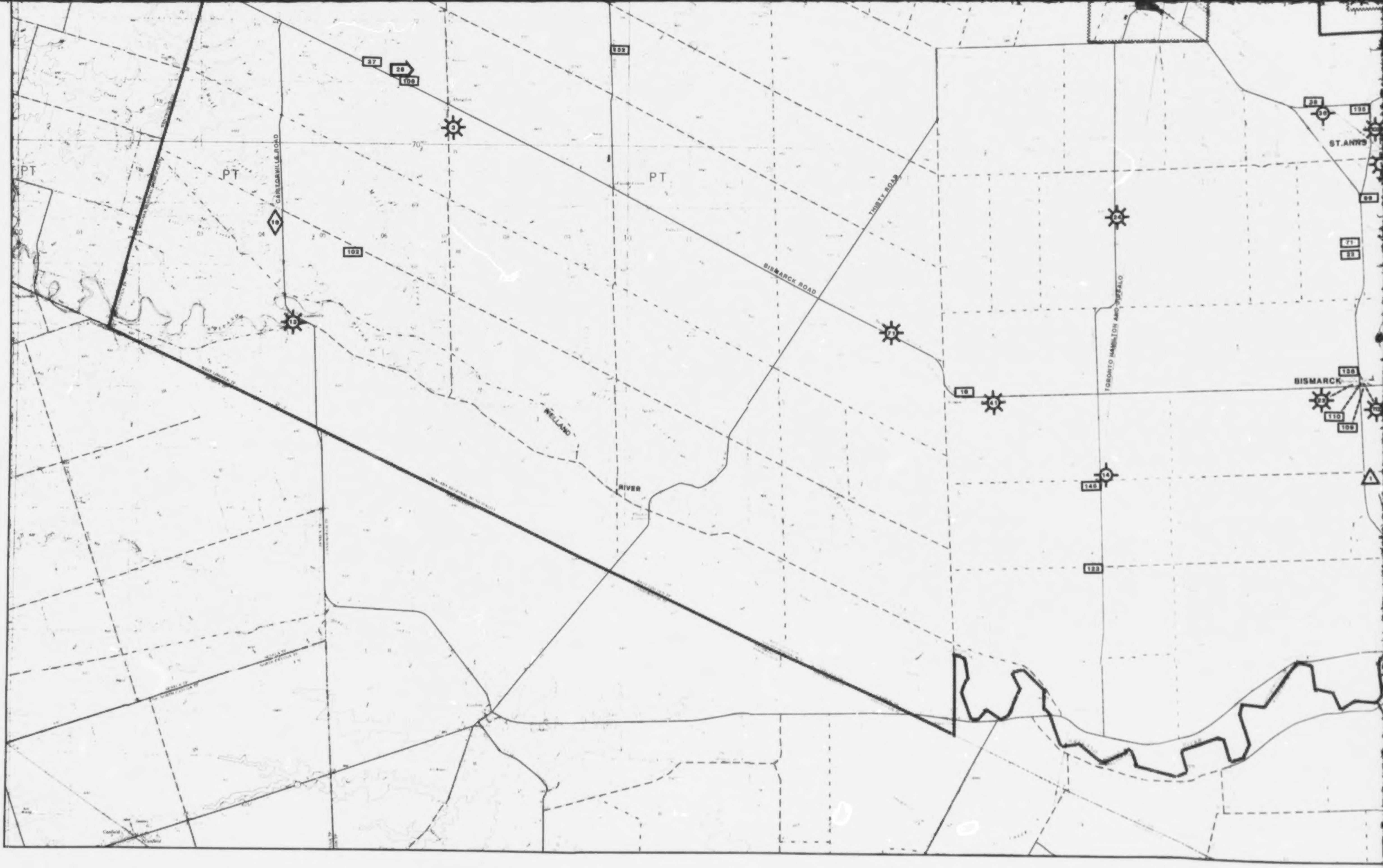
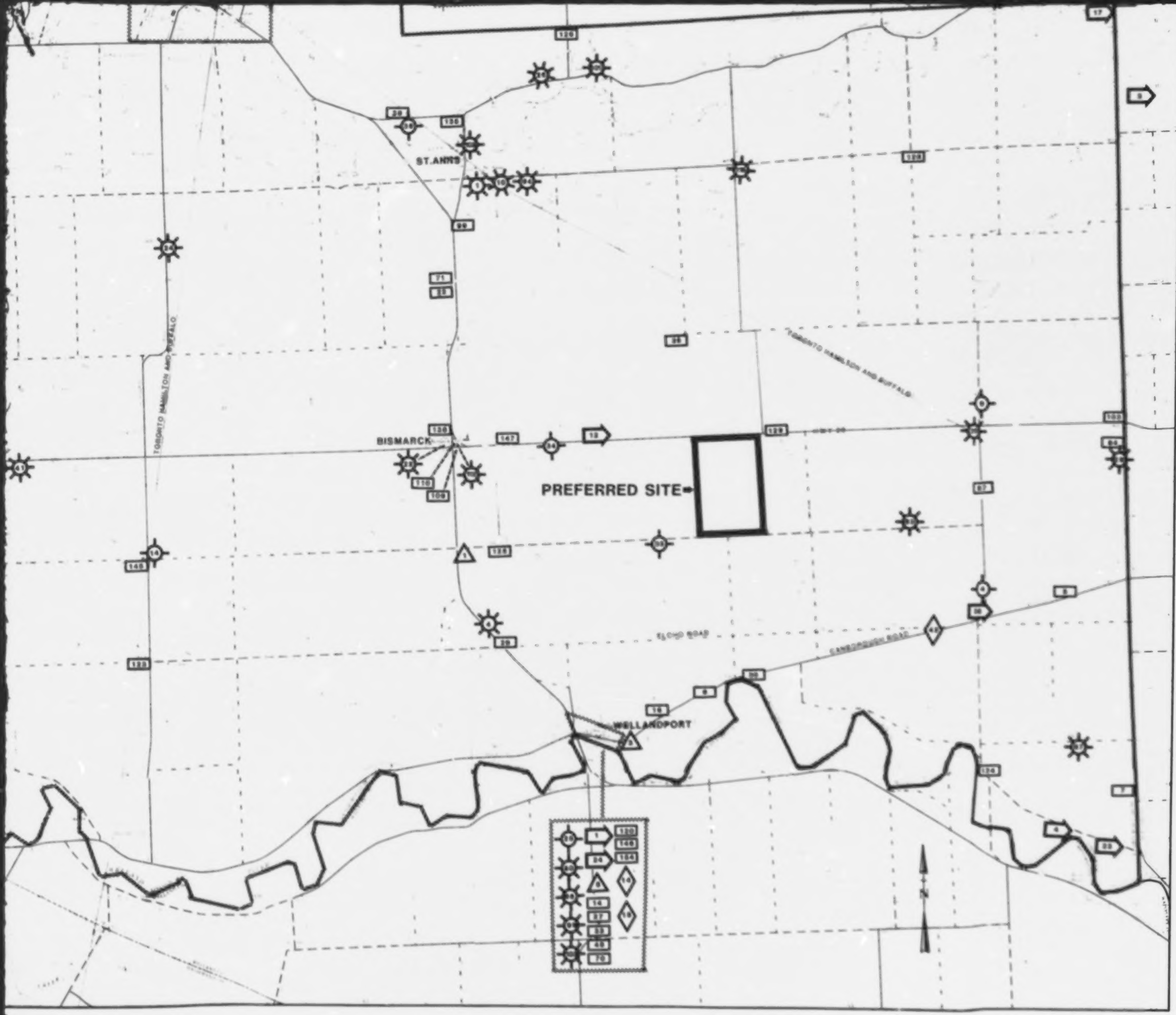
132
112
174
173
77
180
227
97


PT
PT
PT
37
28
108
102
3
70
CARTERSVILLE ROAD
19
04
05
06
102
13
BISMARCK ROAD
THIRTY ROAD
71
16
41
WELLAND
RIVER
24
TORONTO HAMILTON AND BUFFALO
14
149
123
28
36
135
ST.ANNS
99
71
23
136
BISMARCK
23
110
109
1

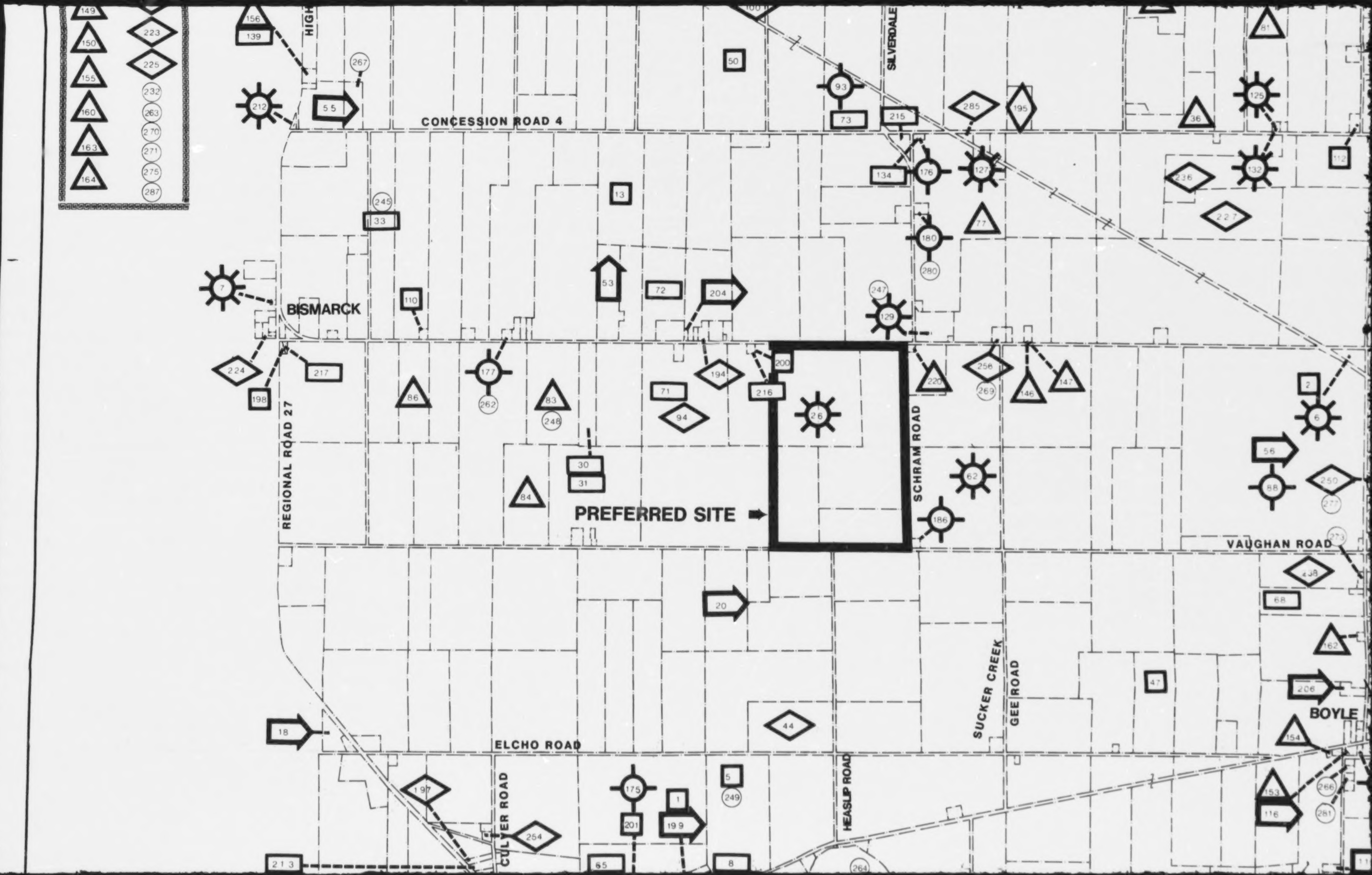

ST.ANNS
BISMARCK
PREFERRED SITE
WELLANDPORT
ECHO ROAD
CANBOROUGH ROAD
TORONTO HAMILTON AND BUFFALO
N

mile 1 0 1 2
metres 0 1 2 kilometres

Business Locations Township of West Lincoln*

Figure 5

*See Appendix K: Site Assessment, Phase 4B: Economic Impact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150
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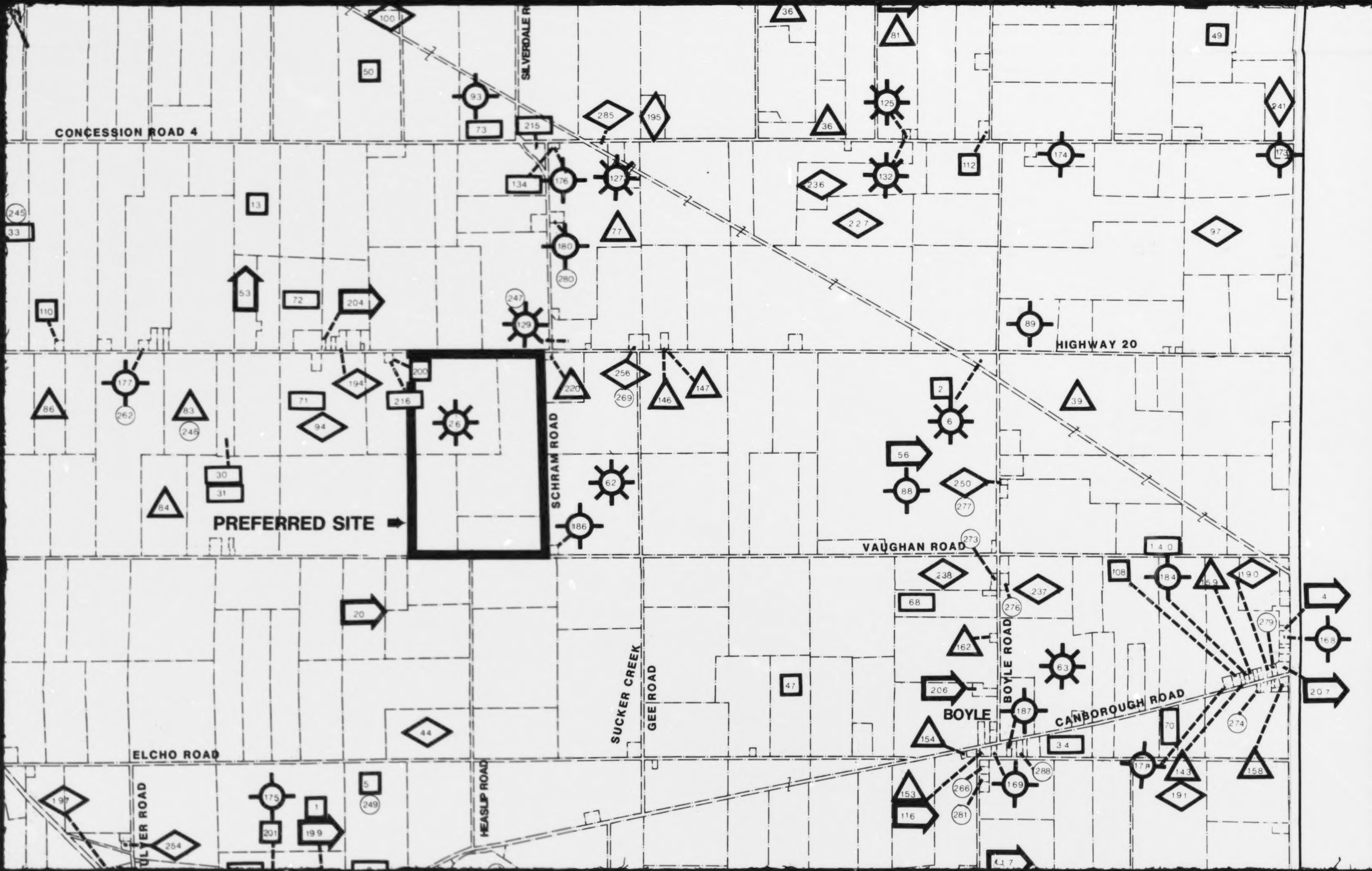
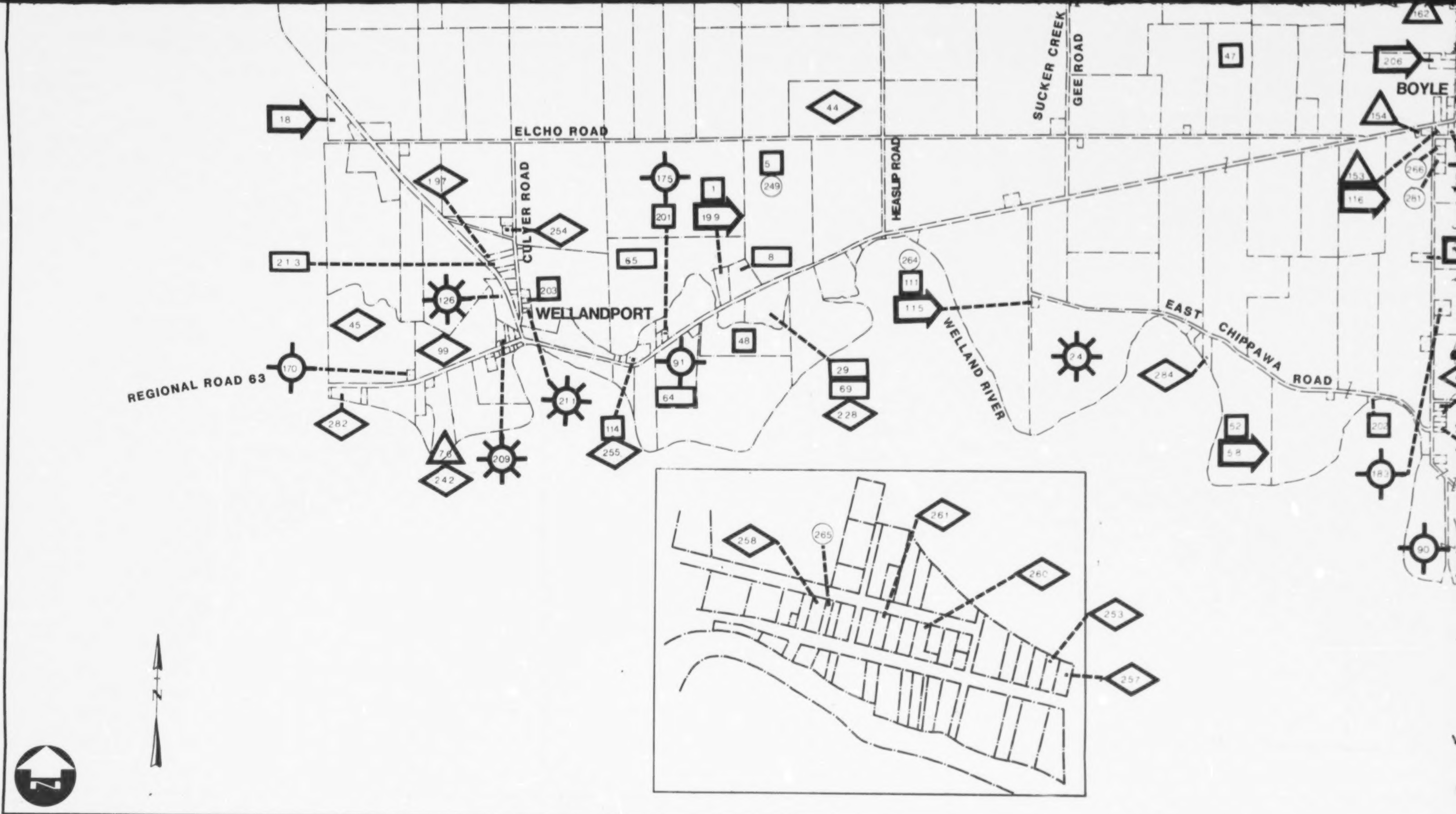
163
164
223
225
232
263
270
271
275
287
156
139
HIGH
267
212
55
CONCESSION ROAD 4
100
50
93
73
SILVERDALE
215
285
195
36
81
125
132
112
134
176
127
236
227
77
180
280
245
33
13
53
72
204
247
129
7
BISMARCK
110
224
198
217
REGIONAL ROAD 27
86
177
262
83
248
194
71
94
200
216
26
220
258
269
146
147
2
6
56
88
250
277
30
31
84
PREFERRED SITE
SCHRAM ROAD
62
186
VAUGHAN ROAD
273
238
68
162
20
47
206
BOYLE
18
44
SUCKER CREEK
GEE ROAD
154
ELCHO ROAD
197
CULVER ROAD
175
5
249
1
201
199
HEASLIP ROAD
153
266
116
281
254
213
65
8
264


CONCESSION ROAD 4
SILVERDALE R
HIGHWAY 20
SCHRAM ROAD
PREFERRED SITE
VAUGHAN ROAD
SUCKER CREEK
GEE ROAD
BOYLE ROAD
BOYLE
CANBOROUGH ROAD
ELCHO ROAD
HEASLIP ROAD
ULVER ROAD
100
50
93
73
215
285
195
36
81
125
36
49
241
245
33
13
134
176
127
236
132
112
174
173
227
97
77
180
280
110
53
72
204
247
129
89
177
262
86
83
246
194
71
94
200
216
26
220
256
269
146
147
2
6
39
30
31
84
62
56
88
250
277
186
273
140
108
184
159
190
238
237
68
276
4
279
168
162
63
47
206
187
207
20
44
70
274
154
34
178
143
158
288
153
266
169
191
116
281
197
175
5
249
1
201
199
254
117

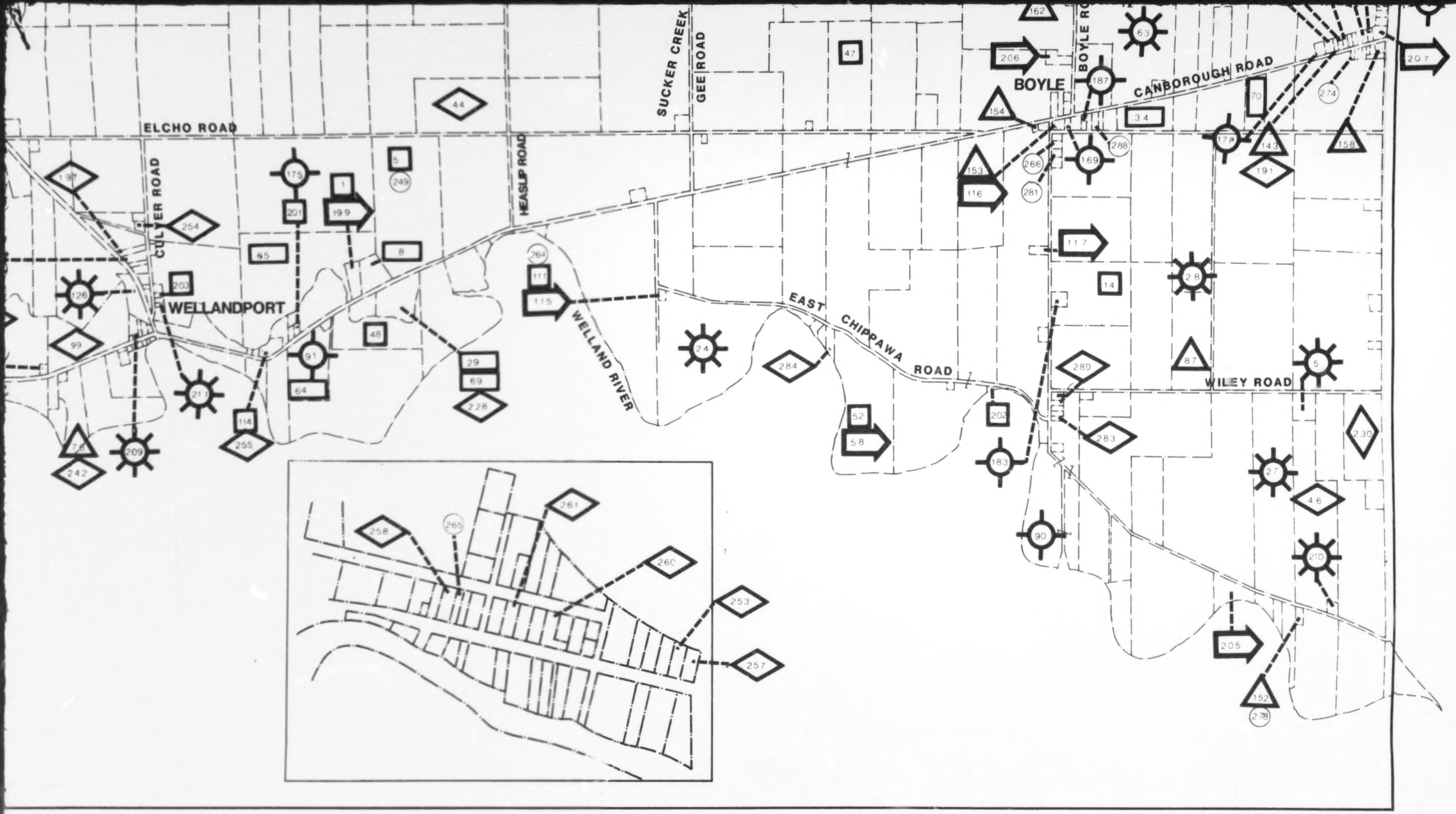

ELCHO ROAD
CULVER ROAD
WELLANDPORT
REGIONAL ROAD 63
HEASLIP ROAD
SUCKER CREEK
GEE ROAD
BOYLE
EAST CHIPPAWA ROAD
WELLAND RIVER
N
162
206
47
18
44
154
197
175
5
249
153
266
116
281
254
201
1
199
213
65
8
264
111
203
126
115
45
48
99
170
91
29
69
24
284
282
211
64
228
114
52
58
205
76
209
255
183
242
258
265
261
260
253
257
90

OWMC Ontario Waste Management Corporation

Consultant:

MOREHOUSE

Legend:


ELCHO ROAD
CULVER ROAD
WELLANDPORT
HEASLIP ROAD
SUCKER CREEK
GEE ROAD
BOYLE
BOYLE RD
CANBOROUGH ROAD
WELLAND RIVER
EAST CHIPPAWA ROAD
WILEY ROAD
162
63
206
207
47
187
44
154
70
34
274
197
175
5
249
1
199
201
254
65
8
288
169
266
153
281
116
178
143
191
158
126
203
264
111
115
117
14
28
99
91
48
29
69
64
228
24
284
211
114
255
52
58
202
289
87
5
283
230
78
242
209
183
27
46
90
210
258
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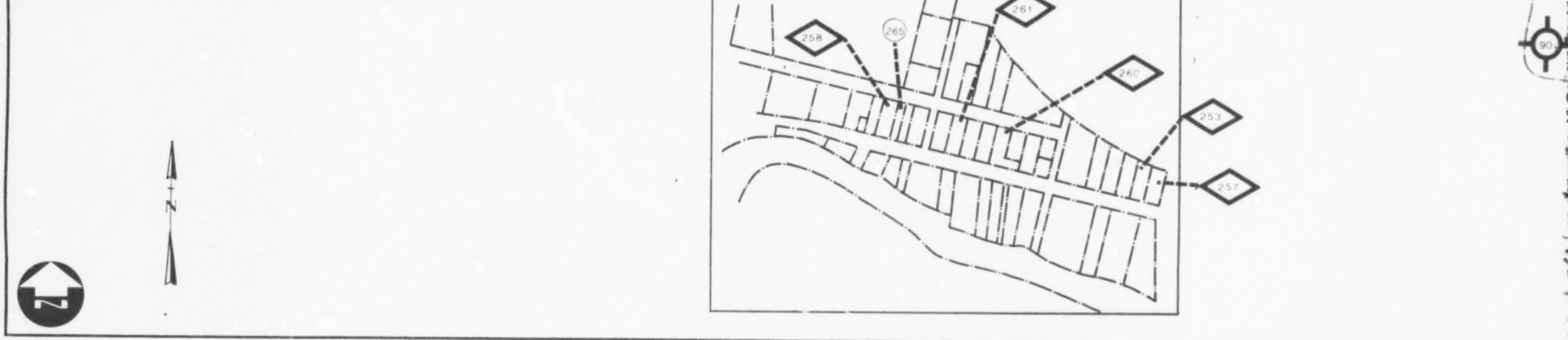
260
253
257
205
152
278

ment

Legend:

Scale 1:20,000

500 0 1,000 1,500



OWMC Ontario Waste Management Corporation

Consultant:

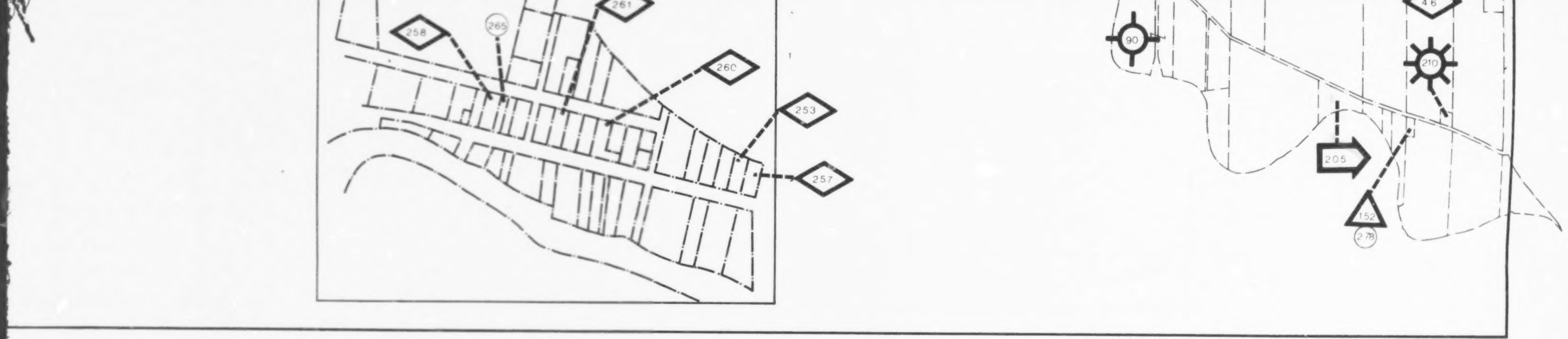
MOREHOUSE
Economic Planning
Consultants

PROPERTY TRANSACTIONS JANUARY 1980-JUNE 1987*
LOCAL STUDY AREA

*See Appendix L: Site Assessment, Phase 4B: Economic Impact

Legend:

1980	□	1984	△
1981	⇨	1985	⌖
1982	☼	1986	◇
1983	▭	1987	○



258
265
261
260
253
257
90
46
210
205
152
278

ement

Legend:

1980	□	1984	△
1981	⇨	1985	⌖
1982	☼	1986	◇
1983	▭	1987	○

NS
7*

hase 4B:

Scale 1:20,000

500 0 1,000 1,500

Figure 6